



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

PLANNING
COMMISSION:

Nathan Averill
Chad Holbrook
Angie Francom
Isaac Thomas

Harrisville City Planning Commission Harrisville City Offices Wednesday, March 12, 2025

AGENDA

[Zoom Meeting Link](#)

Meeting ID: 874 4153 6329

Passcode: 478451

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission meeting minutes from February 12, 2025.
3. **PUBLIC HEARING** – to take comments for/against Ordinance 562: Housing Affordability.
4. **DISCUSSION/ACTION/RECOMMEND** – to recommend adoption of Ordinance 562: Housing Affordability.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Plat approval for Summit Views Phase 2 subdivision located at approximately 125 W 1100 N.
6. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Plat approval for Butter's Heritage subdivision located at approximately 122 E. Larsen Ln.
7. **PUBLIC COMMENTS** – (3 minute maximum)
8. **COMMISSION/STAFF FOLLOW-UP**
9. **ADJOURN**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.



Harrisville City Planning Commission Minutes

Harrisville City Offices

Wednesday, February 12, 2025 – 7:00 PM

Commissioners:	Nathan Averill	Staff:	Jennie Knight (City Administrator)
	Chad Holbrook		Cynthia Benson (Deputy Recorder)
	Angie Francom		Justin Shinsel (Public Works Director)
	Isaac Thomas		Brandon Green (City Planner)

Visitors: Randy Smith, Michelle Tait, Arnold Tait, Greg Montgomery.

1. CALL TO ORDER

Chair Averill called the meeting to order and extended a welcome to those in attendance.

2. CONSENT APPROVAL – of Planning Commission meeting minutes from November 13, 2024, and work session meeting minutes from January 8, 2025.

MOTION: Chair Averill motioned to approve Planning Commission from November 13, 2024, and work session meeting minutes from January 8, 2025. Commissioner Holbrook seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes

The motion passed with all voting in the affirmative.

Chair Averill adjusted the agenda items for the inclusion of Commissioner Thomas. The commission agreed to defer this item without formal motion, prioritizing inclusivity.

3. ELECT – Chair and Vice Chair for 2025

After some discussion, Chair Averill entertained nominations for Chair and Vice Chair for 2025.

MOTION: Commissioner Holbrook nominated Commissioner Francom for Chair for 2025. Chair Averill seconded the nomination.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

MOTION: Chair Averill nominated himself for Vice-Chair for 2025. Commissioner Thomas seconded the nomination

Nathan Averill	Yes
Chad Holbrook	Yes

Angie Francom **Yes**
Isaac Thomas **Yes**

The motion passed with all voting in the affirmative.

4. DISCUSSION – Critical Homeownership Development Ordinance

Chair Averill began the discussion with review of his comments. He would like to add the names of the surrounding cities for clarity. Brandon Green, city planner, felt by doing this it may exclude potential homeowners who fall into the critical and essential worker definition but not in one of the surrounding cities. Commissioner Francom interjected her struggle with defining the boundaries and how far to include. She is uncertain how to define critical and essential workers. She feels this is a delicate situation. She is concerned some may feel this ordinance is not worth their time and will not desire to reside in Harrisville at all.

Commissioner Thomas arrived.

Mr. Green asked for clarity about what the concerns of the commissioners are regarding someone moving into the city from another city and working in another city. Chair Averill said the incentive is for those living and working in Harrisville to be able to afford to live in Harrisville not for others to move in. He feels what they are trying to incentivize here is people who work local to live local.

Commissioner Holbrook said not every profession we are focusing on is available in Harrisville. We must broaden our scope, if this is something we wish to pursue, by making housing available for people in those types of jobs, such as hospital workers or firefighters. He continued by asking; Is something like this really needed if we have the right kind of housing options?

Mr. Green said this is something which will be used as an option such as downsizing or upsizing. Existing homes are not always available. New homes will not be readily available as well once they are built and occupied. He sees the ordinance as a way for homeowners to progress. He sees it as a need and possible enticing or inviting for residents.

Jennie Knight, City Administrator, mentioned removing the restriction and adjusting the wording to remove the redundancy. The definition would read a “critical and essential workers” means persons who are actively employed at jobs considered critical and essential, including employees of Harrisville City, and employees in the sectors of health care, law enforcement, first responders, education, childcare, retail, construction and trade, military and veterans, and other government entities. The commissioners all agreed to the rewording.

Chair Averill asked if there needed to be a definition of which business can be considered critical or essential since during the pandemic around 90% of businesses claimed they were critical and essential. Mr. Green said if you look at it from a small business owner providing a service to the residents of Harrisville, the business could be considered critical and essential. Discussion continued with who to include, who to remove, and how long of a list of critical and essentials workers do we call out in the ordinance. Ms. Knight added the intent would be to give those listed first choice. The commissioners adjusted the wording a bit more but ultimately decided to leave this definition as is, following Mr. Green’s recommendation, since adding 'i.e.' could make the sentence more complicated.

Chair Averill asked if the staff had a chance to discover where this overlay could go within Harrisville. In response, Ms. Knight clarified that this overlay could be implemented in any undeveloped area of the city, but it would only be applicable in residential zones according to the criteria outlined in the ordinance. She gave examples of how the by-right zoning concept, attainable housing concept, and affordable housing concept could appear on an undeveloped A-1 zoned piece of property within the city. She also gave examples of how the overlay creates flexibility. The discussion with the developer would reflect the current goal of the city and what makes sense for the area.

Chair Averill asked if this overlay would then get rid of zoning map since this would be applicable to anywhere in the city. Mr. Green said no it would not since there are still homes within zones which would still need to meet that zoning requirement. Ms. Knight added the purpose of the overlay is to allow flexibility while developing homes. There will be a lot of factors with the development such as roadway connectivity, services, etc. which will need to be discussed before a developer could simply build whatever they wanted. She reiterated the discussion with the developer would reflect the current goal of the city.

Commissioner Francom expressed how much she liked the option of flexibility. Commissioner Holbrook expressed his concern for the city staff and the workload being placed on them with this overlay ordinance. Mr. Green stated the workload would be no different for the city staff since staff is already bringing the developer to the table to discuss the city's goals. If anything, it would place more work on the developer to bring in three varying concepts showing a by-right option, affordability option, and attainability option. By the time the commission sees the development, the concepts will have been reviewed by staff and will be ready for your discussion or approval. Ms. Knight said the process would not be more work for staff, but equal to what they are already completing.

Chair Averill expressed his concern with the overlay appearing everywhere in the city. Staff stated it would not be because it would not make sense with every development. The MDA would dictate the amount of work on the staff and what would be allowed with the development.

Ms. Knight gave another example of how the overlay would work with a parcel at the north end of the city. If this property would be allowed to be developed under its current zoning it would be required to meet the RE-15 requirements. If we were talking attainable, the developer could increase the density to meet an established mark. If we were talking about affordability, then staff would discuss with the developer other options to bring the costs of homes even lower. The decision would be through negotiations. This would not eliminate the options for by-right housing. The developer could come in and say they wished to develop by-right under the RE-15 requirements.

Chair Averill preferred to stay with attainable housing and see affordable be conditioned to a percentage. Ms. Knight recommended both options be in the ordinance since there might be areas in the city where affordability makes sense. Now if legislation came in and said we had to accommodate smaller lots then the city would need to review and adopt a new general plan. However, by having this ordinance in place it provides more flexibility and protection in those areas of the city we do not want a higher density.

Commissioner Holbrook expressed his approval of flexibility. He expressed his desire to have housing consistency with what is around it avoiding pockets. Mr. Shinsel pointed out examples of

parcels where by-right would be desirable more so than the overlay ordinance being applied.

Mr. Green mentioned there are several items to consider for the overlay to be utilized on a parcel. The land cost, improvement costs, roadway connections, and zoning are some of the factors. Mr. Shinsel said land value is a huge driver in housing prices. For instance, Montgomery Farms subdivision is an R-1-10 zone with housing at \$500,000. Ashlar Cove subdivision is also an R-1-10 zone but the housing is priced at \$750,000. Same density but due to land costs buyers face higher housing costs.

The commissioners and staff discussed density and housing footprints in relation to the ordinance. Randy Smith, Field Stone Homes, added that flexibility is critical for the developer to produce the end product the city desires. It is on the developer to make the adjustments to the parcel to meet the city requests. The overlay is discretionary. It will not show up everywhere simply because it will not make sense on all parcels. Chair Averill and Mr. Smith further discussed densities, the pricing of homes, land costs, and the sharing of infrastructure between homes.

Chair Averill expressed his reasons for creating a new zone with a smaller density. He feels this would create clarity for a resident living next to an open parcel which has the potential for development in the future. He feels the overlay would create ambiguity instead of giving an expectation of property potential. Mr. Green said the landowner has the right to petition the city to develop their land as they wish. The ordinance would allow the developer to create concepts meeting the city goals for that area of the city. He is concerned by labeling land or creating a new zone, it has the potential to drive land costs higher instead of having options for the developer to utilize. Commissioner Francom added she does not see this ordinance as ambiguity but as flexibility since it is market driven. It will allow the city to not price themselves out of the affordable or attainable markets. Ms. Knight clarified Chair Averill's comments by stating what she was hearing was Chair Averill desires the ordinance to be accompanied by a map of where the ordinance would apply. Chair Averill specified by stating any residential property could utilize this ordinance would create too much ambiguity. Ms. Knight added you can only control what goes on a property if you own the property.

Mr. Green reiterated the homeowner has the right to petition the city for development of their property. The city staff then has an obligation to discuss with the developer and review their petition. He expressed his concern with creating a map designating a parcel with the potential use of the overlay. If the developer knows he can get more homes on the parcel, then the value of the land increases. Staff is trying to create a fair playing field where a developer can approach the city with a plan and have options to develop their concept. If we start to label things then the property value increases. At the end of the day, we are trying to establish a fair property value without expectation of the number of lots. Mr. Shinsel added the checks and balances for the use of this overlay would be through the city staff, the Planning Commission and the City Council as the project goes through the approval processes.

The commissioners discussed potential areas for the overlay to work. Commissioner Holbrook asked if the smaller parcels throughout the city are most likely to apply for the ordinance. Mr. Smith replied that they are most likely since a lot of the smaller parcels are prime for the overlay due to roadway connections being stubbed into the lots and utility availability. Commissioner Holbrook added the more we restrict the less likely the city will obtain what they desire.

Mr. Smith gave another example to show how the costs of a development are generated to reach

attainability within the moderate-income housing. Commissioner Francom expressed her appreciation for giving an example of how housing costs are calculated. Commissioner Holbrook asked if there was a way to reduce the cost. Ms. Knight said the short answer is not a lot. The same inflation which has hit the market has also impacted the city with the growing costs of infrastructure. To replace what we currently are using has quadrupled.

Chair Averill said if we do not create a map this overlay could potentially be across the whole of Harrisville. Mr. Green thinks the best way to approach this is to allow the developer to petition the city and then discuss what options they may have to develop the property. We as staff are looking out for the best interest of the city. We walk a fine line when a developer comes in or a property owner decides to sell. If we start putting a designation on developable property, then there is an expectation for the property to sell for what it was designated for. We want to create something which would work well and fit our community without inflating the prices. The staff would work with the developer to find a recommendation which would be best for the city.

The commissioners and staff continued to discuss the map concept and potential for inflation. Mr. Green stressed a developer could utilize the ordinance. However, there is nothing saying the developer is entitled to utilize the ordinance

Chair Averill asked the commission if they had any issues with changing the name of the ordinance to Essential Worker Homeownership Zone (EWHOZ) instead of Critical Homeownership Overlay Zone (CHOZ). Staff suggested Homeownership Overlay Zone (HOZ).

Chair Averill would like to see this be ten (10) to twenty (20) years for the deed restriction to exceed the length of time a homeowner may occupy the home. He felt this would ensure the deed restriction of ownership would apply to subsequential homeowners. Mr. Smith thought it was to be reduced to five (5) years. Mr. Green clarified his understanding by saying the main reasons for the deed restrictions were for the preference of homeownership to be for essential and critical workers. After some discussion it was agreed to extend the restriction to twenty (20) years.

The target price zone shifted from city limits to a 4-mile radius around properties, aiming for a diverse median home price sample. Concerns were raised about data availability in smaller radius were discussed. Further discussion continued with how a homebuyer may home shop, diverse median home prices, the radii, and the target price. The commissioners decided to have the city planner prepare a map for them to review to see what the best option would be. Ms. Knight asked the commissioners if the intent of the radius is to make certain the median home price is potentially higher or lower in different parts of the city or is the intent to include the median home price of the county. Chair Averill would like to see the target price for the initial sale as a set price instead of a percentage. Mr. Smith cautioned if you place a set price within the document the developers will hit that set price or percentage every time. Chair Averill would like to see one price not two. Mr. Smith explained how the set price would work by saying a developer would tell the city a comfortable target price, including the anticipation of increased costs, all while attempting to reach the target price the city desires. This is where flexibility comes in.

Commissioner Holbrook began the discussion on the next section, section D, in the approval process. He mentioned a verbiage concern with the terms essential and critical. It was discovered that the words Critical Homeownership Overlay Zone are throughout the document and will need to be changed to the corrected title of the ordinance. Commissioners recommended a verbiage change to the last sentence in this section. They would like it to read; the site plan and the

developer's agreement can be simultaneously granted in the same meeting as long as they are separate agenda items.

Ms. Knight replied to a timeline question presented during the discussion by Commissioner Thomas. Since this is a land use ordinance there will be a public hearing. Staff were anticipating public feedback in March. If the Planning Commission feels it is ready. It would be recommended to City Council for their review in May. There is no rush to get this approved. The commission can still table it if they feel it is not ready for a recommendation. This is not an action item on the agenda tonight.

Chair Averill offered another verbiage change in the preliminary applications requirements paragraph. At the end of the first sentence, he suggested changing 'latter two' to 'former'. He would like to see the code controlling the outcome more than the others when conflicts arise between the code, the concept plan, or the development agreement in order to discourage the developer from finding a loophole to get around the ordinance with the developer's agreement. Ms. Knight said she will check with the city attorney on the best practice for this resolution.

Since the commissioners had no more comments, Ms. Knight said if there are any continuing comments, please send them to Mr. Green or herself to avoid conversations between the commissioners. Mr. Green expressed his appreciation with the commissioners, talking through the ordinance.

5. PUBLIC COMMENTS – (3 minute maximum)

Greg Montgomery quoted a Berkley professor from the 1970's where he said to keep things simple. The more things you add to it; the more is going to go wrong. He feels the simplest way to define the median house income is to use the HUD publications which is published annually to determine what is affordable or attainable housing. He stressed for the commissioners to keep in mind the median is defined by 50 homes or less or 50 or more. It is not an average of prices. He then asked the commissioners to determine which the city is trying to achieve, reminding them to keep it simple.

6. COMMISSION/STAFF FOLLOW-UP

Commissioner Holbrook asked if there were any updates to the golf course. Ms. Knight replied in the affirmative. The city met with the builder and held the pre-construction meeting for development. The new owner is Flagship Homes. They are starting to move dirt and develop the lower half of Phase 2A. MDA was updated in October to allow some flexibility with the commercial element. They are completing a market analysis to see what would be best. UDOT permits were updated as well along with updates on the signal light.

As you are aware the city is building the connecting road, 1750 North. The city has requested bids for construction. We are hoping for construction this season 2025. Last night, the City Council approved funding for \$2 million in appropriation funding from the Federal Government and \$600,000 from the Governor's Office of Economic Opportunity for 1750 North. The signal will be determined by the number of housing units going in and the time frame of them being built.

a) Annual Training – Non-Discrimination, Public Meetings, Social Media. [Jennie]
Ms. Knight gave training on the Public Meetings Act and Social Media Regulations the cities need to follow, which included the topics of what constitutes a meeting, what is a quorum, what a

meeting is not, and social media best practices. She also covered a Harassment and Discrimination Prevention training which covered topics such as protected classes and definitions, governing laws including Federal, state, and local laws, types of discrimination and/or harassment, who is a victim, and how to report.

7. ADJOURN

MOTION: Commissioner Holbrook motioned to adjourn the meeting. Chair Averill seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Angie Francom	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Meeting adjourned at 8:47 PM.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder

**HARRISVILLE CITY
ORDINANCE 562**

HOUSING AFFORDABILITY OVERLAY ZONE

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING
AND REPLACING TITLE 11 SECTION 16 OF THE
HARRISVILLE CITY CODE TO BE ENTITLED “HOUSING
AFFORDABILITY OVERLAY ZONE; SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, Utah Code Annotated §10-8-84 and §10-8-60 allow municipalities in the state of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, after publication of the required notice the City's Planning Commission held its public hearing on March 12, 2025, to take public comment on the proposed ordinance, and subsequently gave its recommendation to _____ this ordinance;

WHEREAS, the City Council received a _____ recommendation from the Planning Commission and held a public meeting on this Ordinance and now desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City as follows:

Section 1: Repealer. Title 11 Section 16 entitled “Clustered Development” is hereby repealed along with any word, sentence, paragraph, or phrase inconsistent with this Ordinance and any reference thereto is hereby vacated.

Section 2: Replaced. Title 11 Section 16 entitled "Housing Affordability Overlay Zone" set forth as Exhibit “A”, incorporated herein by this reference, is hereby adopted.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of the Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

HARRISVILLE CITY DEVELOPMENT CODE CHAPTER

HOUSING AFFORDABILITY OVERLAY ZONE (HAOZ)

Section 11.16.010. Definitions

Section 11.16.020. Purpose

Section 11.16.030. Description

Section 11.16.040. Allowed Uses

Section 11.16.050. Requirements for HAOZ Projects.

Section 11.16.060. Approval Process.

Section 11.16.070. Amendments to Development Plan.

Section. 11.16.010. Definitions.

For purposes of this Chapter, the following definitions apply:

- a) “Critical and Essential Workers” means persons who are actively employed within Harrisville City and surrounding cities at jobs considered critical and essential, including employees of Harrisville City, and employees in the sectors of health care, law enforcement, first responders, education, , military and veterans, other government entities.
- b) “Legitimate Offer” means a qualified offer to purchase a residential unit, with assurances of the means to complete the purchase, of at least the average sales price of other comparable units in the Development over the past twelve months.
- c) “Harrisville Resident” means a person whose permanent residence has been within the boundaries of Harrisville City for each of the past twelve months.
- d) “Owner Occupied” means occupied by the owner of the residential unit or their immediate family member, including the trustee or beneficiary of a trust or their immediate family member.
- e) “Hardship” means significant medical emergencies, loss of employment or significant loss of income, divorce, relocation for employment, military service, religious service, or death of a spouse or co-owner. In the event of a Hardship, owners shall be allowed an exemption to the owner-occupancy requirement.
- f) “Minor Revision” means a modification or adjustment to an approved subdivision plat, plan, or associated documents that does not substantially alter the original intent, design, layout, or conditions of approval. Such revisions typically address minor corrections, clarifications, or updates and do not significantly impact the subdivision’s infrastructure, lot configuration, public improvements, or compliance with applicable ordinances and regulations.

Section. 11.16.020. Purpose.

Critical Homeownership Developments in Harrisville offer a new approach to affordable housing. The zone overlay creates a path to homeownership for a wider range of residents by providing attainable housing without compromising quality or aesthetics. Echoing Harrisville's rich history of multigenerational communities, these developments foster diverse, inclusive neighborhoods where families can thrive, put down roots and build a strong foundation for their future. Through innovative design and efficient land use, they create attractive living spaces where affordability and a strong sense of community go hand in hand.

The Housing Affordability Overlay Zone (HAOZ) is an overlay zone to be applied over an underlying zoning designation. There is no minimum acreage requirement for the HAOZ, and it does not need to be adjacent to other HAOZ zones.

The provisions of the HAOZ in this code establish a zoning district aimed at creating homeownership

opportunities for Critical and Essential Workers, as well as others, by increasing the availability of financially attainable single-family detached homes within the City.

The intent of the HAOZ is to provide accessible and affordable homeownership opportunities in Harrisville City, fostering a multigenerational community where families can thrive across generations, promoting long-term residency and stability. By encouraging homeownership, the HAOZ seeks to:

- Provide single family housing at a significantly more attainable price for the majority of current and future Harrisville residents who desire to own a home.
- Provide priority opportunities for homeownership to Critical and Essential Workers.
- Provide a variety of housing choices into all parts of Harrisville City appropriate for residents in all stages of life.
- Allow flexible development options for single-family detached housing in areas where existing zoning, lot configurations, and standard development requirements make housing unattainable.
- Provide flexibility in architectural design, placement of buildings, setbacks, parking, and other related cost saving considerations.
- Support reductions in development costs and ongoing maintenance costs to aid in significantly reducing the cost of the homes being built in the HAOZ.
- Provide for efficient use of public services and improvements.
- Promote an attractive and safe living environment.
- Provide pride and stability through homeownership that will provide city residents with a higher life satisfaction and increased control over their lives.

Section 11.16.030. Description.

A Critical Homeownership Development is a subdivision designed to offer more attainable housing by incorporating price adjusting factors generally restricted by traditional zoning ordinances. The primary goal is to ensure and provide a balanced opportunity for home ownership in Harrisville; specifically, to serve the critical and essential workers as well as the first-time homebuyers in Harrisville. These developments must be planned and designed in a coordinated, functional, and unified manner, with the home's sale price driving the design strategy. By focusing on creating more affordable housing options, the zone allows for greater flexibility in development standards while maintaining the aesthetic appeal and desirability of Harrisville.

Section 11.16.040. Allowed Uses.

The Housing Affordability Overlay Zone allows a variety of single family detached residential types that meet the purpose outlined above as a permitted use. Attached residential homes may be considered when they provide attainable, target-priced homeownership opportunities in areas where land constraints prevent single-family detached homes, but where residential development remains viable and supports affordability.

Section 11.16.050. Requirements for Housing Affordability Overlay Zone Projects.

A. Qualifying Districts. Critical Homeownership Developments may be allowed at the discretion of the City Council, following a public hearing by the Planning Commission and review with recommendations from City Staff. These developments are only allowed in areas designated as permitted uses in the General Plan and shall be governed by an approved Master Development Agreement.

B. Density and Design. The overall project density within a Critical Homeownership Overlay Zone, along with the subdivision design unit layouts, and applicable development standards will be determined by the City Council in concert with the Target Price goals. These details will be formalized in a development agreement after receiving a recommendation from the Planning

Commission. No minimum density is required.

C. Critical and Essential Housing. To ensure that all units within the Housing Affordability Overlay Zone (HAOZ) remain attainable to the target customers, the units shall be subject to recorded deed restrictions, that contain at least the following:

1. **Duration of Deed Restrictions:** The deed restrictions shall be in effect and applicable to the units for no less than twenty years following the issuance of the first certificate of occupancy for each home. Following the expiration of the deed restriction, they shall have no further force nor effect.
2. **Owner Occupancy Requirement:** Units must be owner occupied, unless the owner experiences a documented Hardship. In such case the unit may be rented for a temporary period of up to 12 months. This period may be extended for an additional 12 months upon proof that the Hardship continues.
3. **Enforceability:** The deed restriction shall be enforceable by the City, or another entity as identified in the deed restriction.
4. **Priority for ownership:** For the first 30 days after a unit is listed or advertised for sale, (including any subsequent sales after the initial sale) the owner may not accept an offer to purchase unless such offer comes from one or more of the following:
 - (a) Critical and Essential Workers,
 - (b) a Harrisville Resident who does not currently own a home, or
 - (c) a first-time homebuyer.
5. **General Public Sales:** If, after 30 days of listing or advertising the unit for sale (including on, but not limited to, the local MLS) an owner has not received a Legitimate Offer from a qualified buyer under section 4, the owner may offer the property to the general public and accept offers from any buyer.
6. **Limitation on Initial Sales:** For the initial sale of the property, the developer shall, accept a price no more than the Target Price (as defined below).

Section 11.16.060. Approval Process.

Critical Homeownership Developments, are to be reviewed and approved in accordance with the following process:

- A. Establishment of Target Price. Target home price for developments in the HAOZ shall be set at 80% of the then current median home price measured in a four-mile radius of the development. (“**Target Price**”).
- B. Concept Plans. Applicant shall submit two concept plans simultaneously to the City Council for consideration at the time of rezoning application:
 1. Developer’s concept plans shall include concept plans of single-family detached lots, showing a typical “unattainable” development with standard lot sizes and development standards, contrasted against a concept plan with adjusted development standards that meet the Target Price for attainable development.
 - (a) Base Concept: The first concept plan must show the lot count and lineal footage of infrastructure under the current zoning district of the subject property.
 - (b) Attainable Concept: The second concept plan shall show the lot count and lineal footage of infrastructure required to enable initial unit sales at the Target Price.
 - (c) A table outlining the estimated per-unit costs to the Developer under each plan, including infrastructure costs and Developer’s expected margins.
 - (d) Developer’s concept plan should avoid the creation of a Homeowner’s Association (HOA) that can impose assessments, when possible, unless specific conditions determined by the City

Council require an HOA.

- C. Development Agreement. The applicant and City Staff shall prepare a Development Agreement that formalizes the accepted Target Price, proposed lot and building area criteria, subdivision design, and unit design, in accordance with the Developer's Concept Plan. The Development Agreement shall also include an exhibit detailing the form of the deed restrictions, which outlines the qualification, terms and conditions, and the party responsible for enforcing the deed restriction.
- D. Zone Change and Development Agreement Adoption. Once the Development Agreement and Concept Plan have been prepared, the Developer shall apply to the City for adoption of the Housing Affordability Overlay Zone and the Development Agreement. Approval of Critical Homeownership Developments is subject to the requirements of this Chapter and the procedures outlined in this Code. The approval of both the Housing Affordability Overlay Zone and the accompanying Development Agreement are legislative decisions made by the City Council and are subject to established procedures for zone changes, including a public hearing at Planning Commission stage. If approved, the overlay zone should be approved first, followed by the approval of the Development Agreement.
- E. Preliminary Plat. Following the approval and adoption of the HAOZ and the Development Agreement, the review of the preliminary plat becomes an administrative and technical process. The Preliminary Plat assesses the subdivision design in accordance with the approved concept plan and development agreement. Preliminary approval shall only be granted when there is reasonable certainty that the Critical Homeownership Development will meet all the requirements of this Chapter, the concept plan, and development agreement.

The preliminary application requirements for a Critical Homeownership Development are the same as those for a preliminary subdivision plat as identified in Section 12.02.06.02 ,except where conflicts arise between this code, the Concept Plan, or the Development Agreement, in which case the former controls. The Planning Commission will approve the Preliminary Plat after review by the appropriate city departments.

- F. Final Plat. Review of the final plat is an administrative and technical process. The applicant shall submit all detailed and technical information necessary to demonstrate compliance with all City standards, requirements, and conditions. Final approval shall only be granted if the final plat conforms to the preliminary plat approval and meets the City requirements for final subdivision plat approval as outlined in Section 12.02.06.04.

Section 11.16.070. Amendments to the Development Plan.

Applicants may request revisions to approved preliminary or final Critical Homeownership Development plans. All requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Critical Homeownership Development plans will be processed using the same procedure as the original review and approval, unless the changes qualify as a Minor Revision as identified in Section 11.16.010 of this Code.

MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **SUMMIT VIEW SUBDIVISION PHASE 2**
Preliminary Plat Review

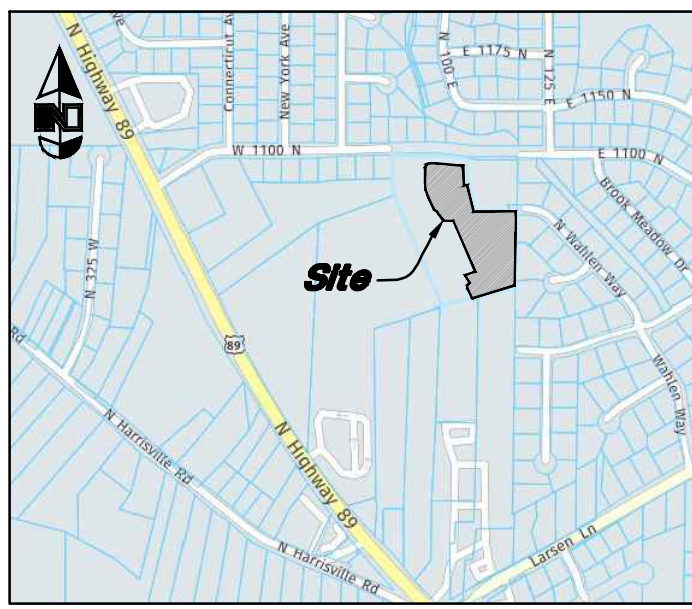
Date: March 6, 2025

Our office has completed a review of the preliminary subdivision plat for the referenced subdivision. This subdivision is located in the residential mixed-use zone located at approximately 115 East Wahlen Way and includes the development of 17 additional single-family units and open space which will be owned by the homeowner's association. The public roads will connect to Wahlen Way on the east end and will connect to the new roadway in Phase 1 of this development.

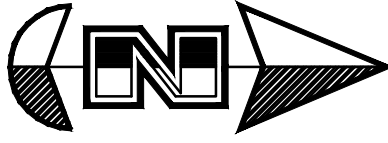
We have reviewed the preliminary plat and recommend preliminary approval of the plat at this time with the following issues to be resolved prior to final approval:

1. Add the addresses to the plat and make the final corrections on the plat per our red-lines.
2. Obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority.

Please let us know if you have any questions.



VICINITY MAP
Not to Scale



Scale: 1"=40'

Graphic Scale

Legend

- Monument to be set
Found Centerline Monument
(Rad.) Radial Line
(N/R) Non-Radial Line
PUE Public Utility Easement
PU&DE Public Utility & Drainage Easement
Fence
Buildable Area
Pathway
Easement
Buildable area
Existing Boundary
Set Hub & Tack
A will be set Nail in Curb
Extension of Property
Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Summit View Subdivision - Phase 2

A part of the Northwest Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey
Harrisville City, Weber County, Utah
January, 2025

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act...

Signed this ___ day of ___, 2025.

6242920 License No. Andy Hubbard

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ___ day of ___, 2025 by Lane Monson - JLM Development Apricot, LLC. Residing At: A Notary Public commissioned in Utah. Commission Number: Commission Expires: Print Name

NARRATIVE

This Subdivision Plat was requested by Mr. Glade McCombs for the purpose of subdividing said parcel into Seventeen (17) residential lots and Two (2) open space parcel. A Line between Monuments in the North Quarter and Center of Section 8 with a line bearing South 0°18'56" West was used as the Basis of Bearings for this Subdivision Plat.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat, and name said tract Summit View Subdivision - Phase 2 and hereby dedicate, grant, and convey to Harrisville City, 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 Harrisville City those certain strips designated as easement and or parcels, 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 Harrisville City.

Signed this ___ day of ___, 2025.

JLM Development Apricot, LLC

Lane Monson - Owner

NOTES:

- 1. 10' Wide Public Utility Easements as indicated by dashed lines.
2. Lots Designated with a -R are RESTRICTED LOTS "Based upon high ground water conditions, the lowest habitable floor level on this lot is restricted to an elevation which is one (1) foot below the curb and gutter fronting the lot. The curb elevation reference point shall be the lowest top back of curb elevation on the lot frontage".

Northwest Corner of Section 8, T6N, R1W, SLB&M (Found Weber County Surveyors Brass cap Monument in Good Condition)

S 0°18'56" W Meas. (N 0°19'16" E Rec.)

HARRISVILLE CITY COUNCIL 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 City Council of Harrisville City, Utah this ___ day of ___, 2025.

Mayor
Attest City Recorder

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 ___, 2025.

Weber County Surveyor Record of Survey # 7817 WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

HARRISVILLE CITY ENGINEER

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office. Signed this ___ day of ___, 2025.

Signature

HARRISVILLE CITY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Harrisville City Attorney on this ___ day of ___, 2025.

Harrisville City Attorney

HARRISVILLE CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Harrisville City Planning Commission on this ___ day of ___, 2025.

Signature

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base and Meridian. Commencing at the North Quarter Corner of said Section 8, thence 272.53 feet (272.70 feet by record) North 88°57'22" West and 29.84 feet (30.23 feet by record) South 0°30'54" East to the South Right of Way line being the POINT OF BEGINNING, and running thence South 02°03'54" East 100.15 feet; thence North 87°53'55" East 15.93 feet; thence South 13°08'12" East 125.35 feet to a point of non-tangent curvature; thence Southeasterly along the arc of a 57.62 foot radius curve to the left a distance of 14.23 feet (Central Angle equals 14°08'43" and Long Chord bears South 16°21'13" East 14.19 feet) to a point of non-tangency; thence South 89°59'40" East 215.48 feet; thence South 01°08'51" West 104.85 feet; thence South 01°44'24" West 275.89 feet; thence South 74°06'17" West 227.82 feet; thence North 22°49'01" West 58.38 feet to a point of tangent curvature; thence Northwesterly along the arc of a 17.00 foot radius curve to the right a distance of 28.76 feet (Central Angle equals 96°55'18" and Long Chord bears North 25°38'38" East 25.45 feet) to a point of tangency; thence North 74°06'17" East 48.38 feet; thence North 22°49'01" West 283.75 feet; thence West 50.35 feet; thence North 35°24'29" West 57.67 feet to a point of non-tangent curvature; thence Northwesterly along the arc of a 18.00 foot radius curve to the right a distance of 21.12 feet (Central angle equals 67°13'07" and Long Chord bears North 56°24'05" West 19.93 feet) to a point of tangency; thence North 22°49'01" West 73.10 feet to a point of tangent curvature; thence Northwesterly along the arc of a 172.50 foot radius curve to the right a distance of 71.84 feet (Central Angle equals 23°51'39" and Long Chord bears North 10°53'11" West 71.32 feet) to a point of tangency; thence North 01°02'38" East 83.25 feet to a point of tangent curvature; thence Northwesterly along the arc of a 18.00 foot radius curve to the right a distance of 27.68 feet (Central Angle equals 88°06'10" and Long Chord bears North 45°05'43" East 25.03 feet) to a point of tangent curvature and said South Right of Way line of 1100 North Street; thence three courses along said South Right of Way line as follows: (1) North 89°08'48" East 9.82 feet; (2) Southeasterly along the arc of a 282.00 foot radius curve to the right a distance of 31.39 feet (Central Angle equals 06°22'39" and Long Chord bears South 87°39'53" East 31.37 feet); and (3) South 84°28'33" East 135.14 to the Point of Beginning. Contains 3.69 Acres

Boundary line Curve Data

Table with 5 columns: Curve #, Delta, Radius, Length, Chord Direction, Chord Length. Rows C1 through C6.

Property line Curve Data

Table with 5 columns: Curve #, Delta, Radius, Length, Chord Direction, Chord Length. Rows C50 through C57.

Center line Curve Data

Table with 5 columns: Curve #, Delta, Radius, Length, Chord Direction, Chord Length. Row C100.

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. FILED FOR FEE PAID RECORDED AT IN BOOK OF OFFICIAL RECORDS, PAGE RECORDED FOR

WEBER COUNTY RECORDER

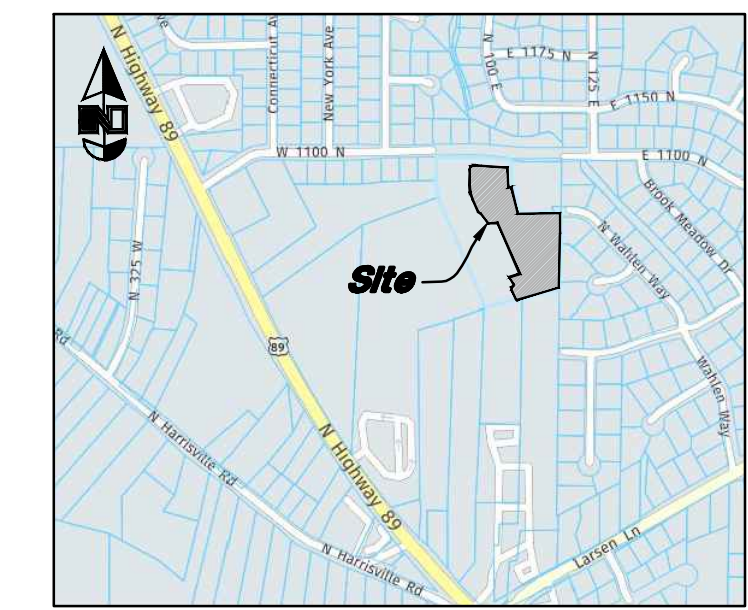
DEPUTY

GREAT BASIN ENGINEERING logo and contact information: 5746 SOUTH 1475 EAST OGDEN, UTAH 84403

ENGINEER/SURVEYOR: Andy Hubbard, License No. 6242920. DEVELOPER: Lane Monson, JLM Development Apricot, LLC. Contact: (801) 330-1040

Summit View Subdivision - Phase 2

A part of the Southwest Quarter of Section 5, T6N, R1W, SLB&M, U.S. Survey
Weber County, Utah
January 2025



VICINITY MAP
Not to Scale

- GENERAL NOTES:**
- All construction must meet or exceed Harrisville City Standards and Specifications.
 - All construction on Secondary Waterline and Services to meet or exceed Pineview Water Standards and Specifications. See plans from Pineview Water for system design.
 - Verify the Depth & Location of all utility crossings & connections prior to their Construction.
 - Contractor is responsible for Looping Culinary and Secondary Waterlines to Maintain depth of cover and separation between gravity fed utility lines.
 - Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
 - 3/4" Culinary Water Laterals to be Installed as shown on drawing, and extended 10.0 feet beyond property line.
 - 4" Sanitary Sewer Laterals to be installed on the lower end of Lot and Extended 10.0' beyond right-of-way line.
 - Field verify size & type of exist. utilities prior to construction of laterals.
 - Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
 - Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.

- GENERAL UTILITY NOTES:**
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - All catch basin and inlet box grates are to be bicycle proof.
 - All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 - All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

- UTILITY PIPING MATERIALS:**
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- CULINARY SERVICE LATERALS**
- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
 - Over 2" diameter pipe - AWWA C-900 Class 150 pipe

- WATER MAIN LINES AND FIRE LINES**
- Pipe material as shown on utility plan view, Culinary Waterline to be constructed per Bona Vista standards Culinary Lines shall be C-900 Blue Pipe DR-18.
 - Secondary Lines shall be Constructed per Pineview Water standards and specifications, Pipes to be Purple Pipe C-900 DR-18.

- SANITARY SEWER LINES**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe Green, ASTM D 3034, Type PSM, SDR 35

- STORM DRAIN LINES**
- 12" to 21" pipes - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover.
 - 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

- NATURAL GAS SERVICE LATERALS (QUESTAR)**
- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

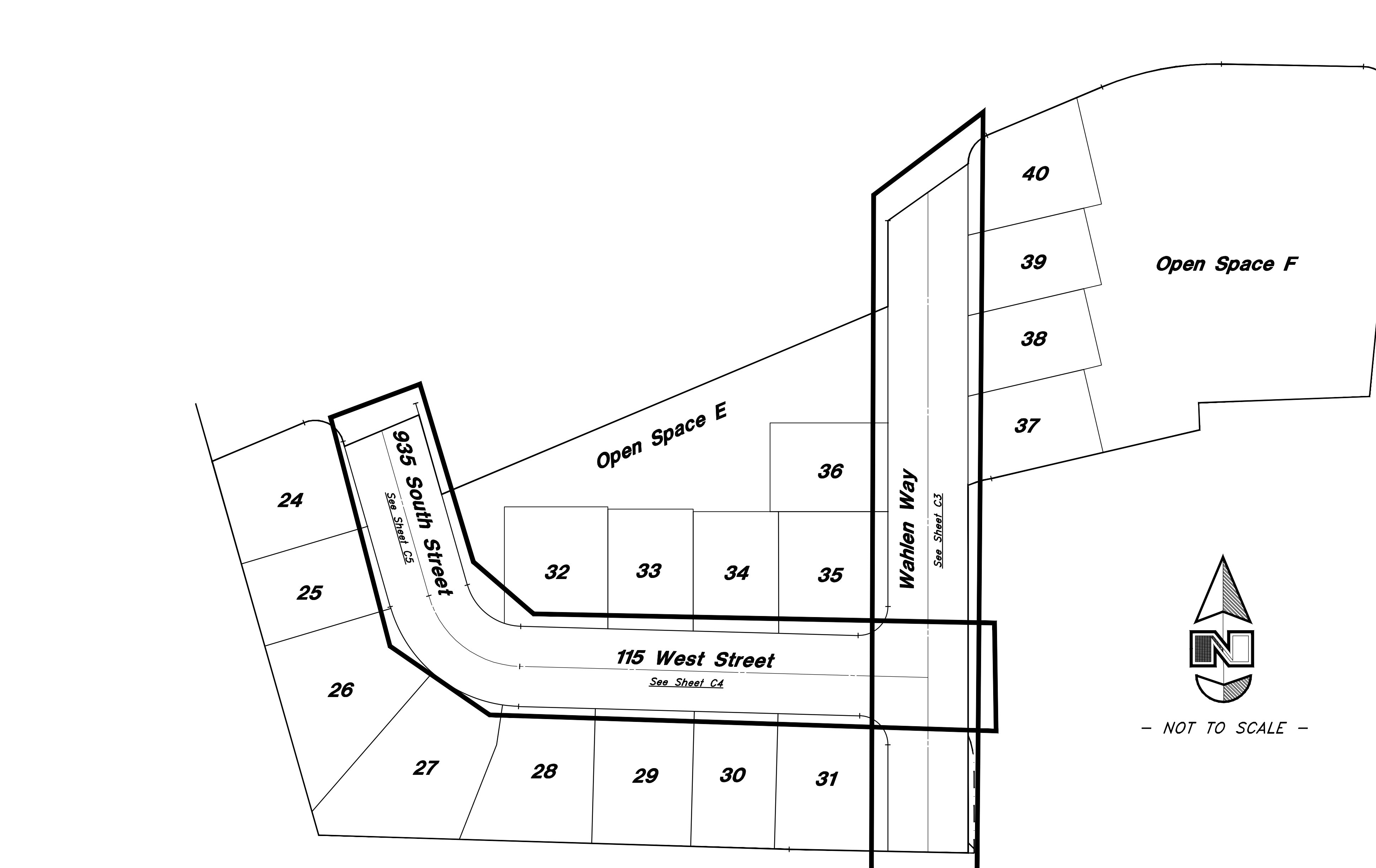
- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.

- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.

- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

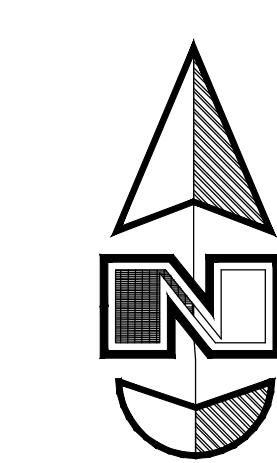
CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

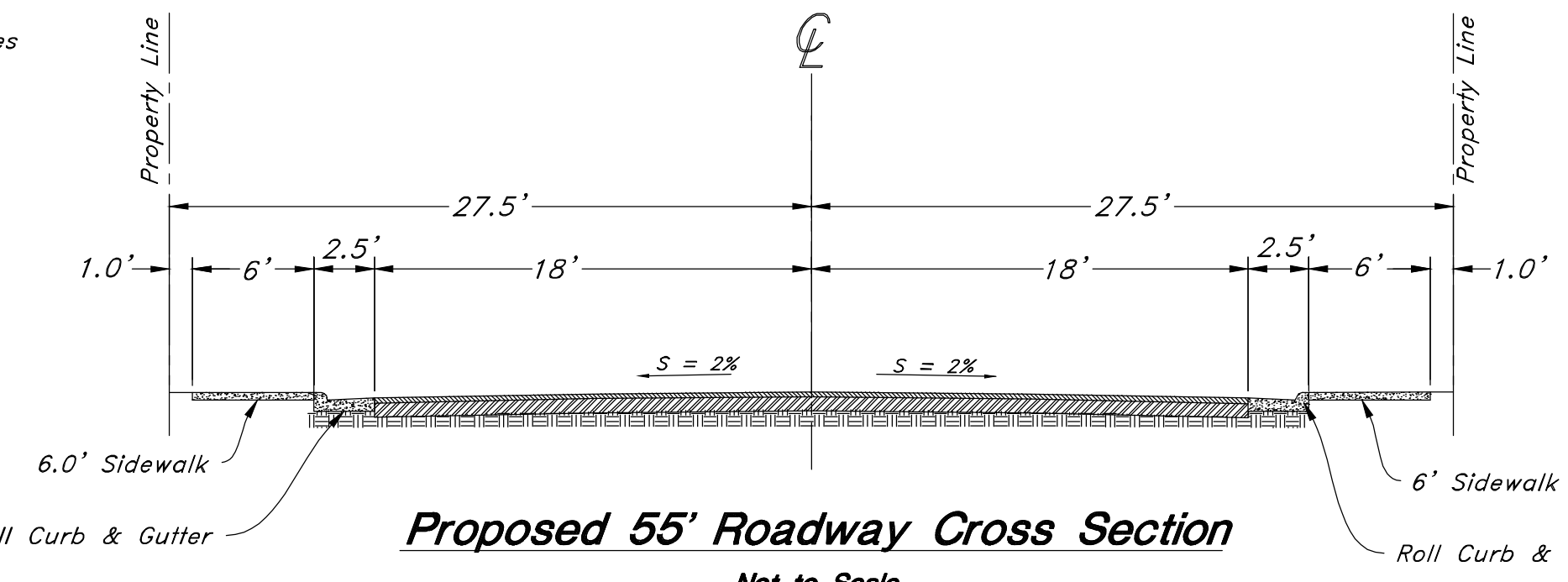


Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - PVC
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grade
 - Match Existing
 - Fire Department Connection
 - FDG
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Existing Concrete
 - New Concrete



- NOT TO SCALE -



NOT FOR CONSTRUCTION

- Sheet List:**
- C0 - Cover
 - C1 - Site & Utility Plan
 - C2 - Grading Plan
 - C3 - Wahlen Way Plan & Profile
 - C4 - 115 West Street Plan & Profile
 - C5 - 935 South Street Plan & Profile
 - C6 - Site Exhibits



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Cover Sheet
Summit View Subdivision Phase 2
 Approx. 133 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, SLB&M, U.S. Survey

Jan 2025
 SHEET NO.
C0
 23N003 -BP

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view and shall meet Bona Vista standards Culinary Lines shall be C-900 Blue Pipe DR-18
2. Secondary Lines to be Constructed per Pineview Water Standards and shall be Purple Pipe C-900 DR-18.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe Green, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 12" to 21" pipes - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover.
2. 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.

3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.

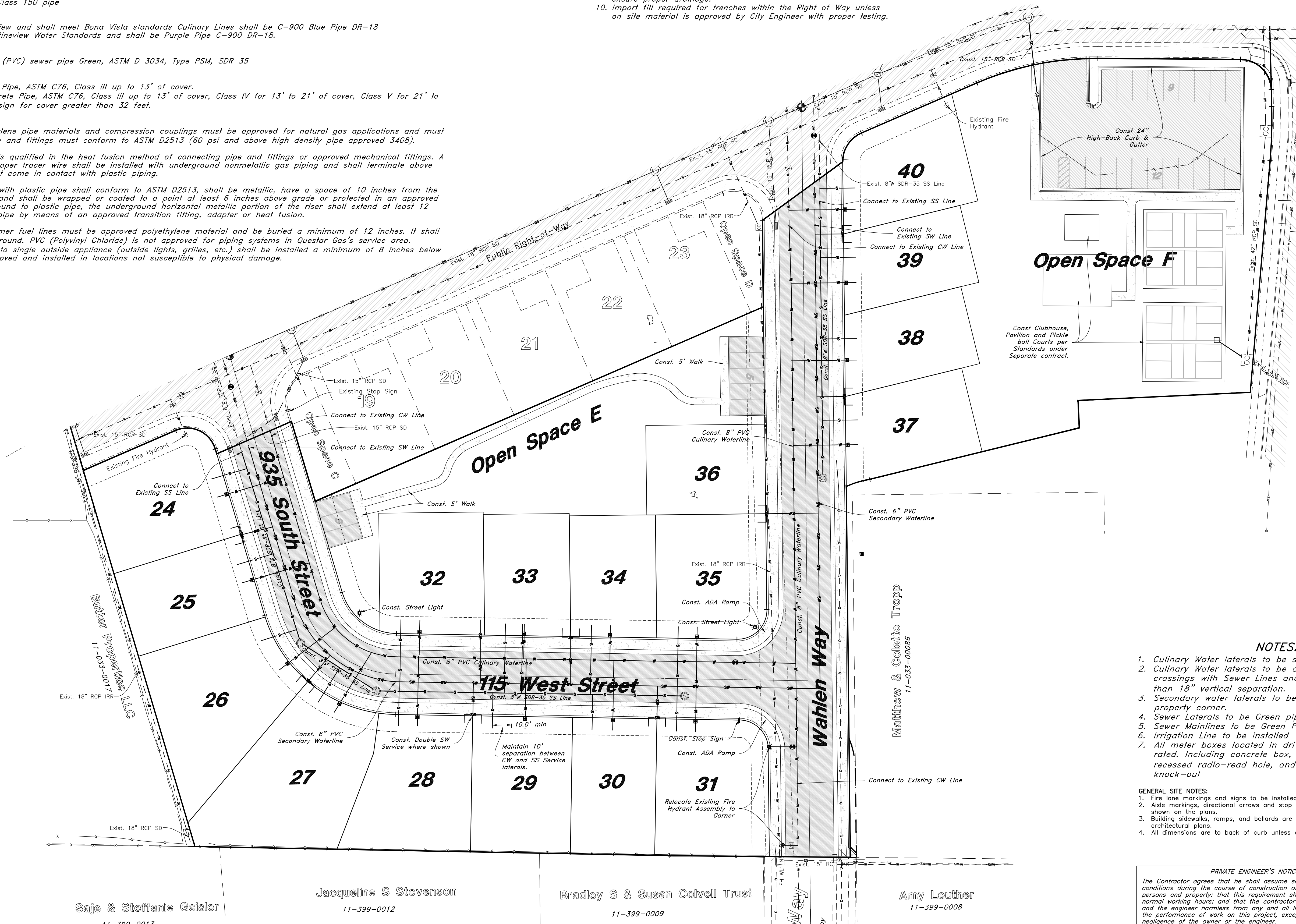
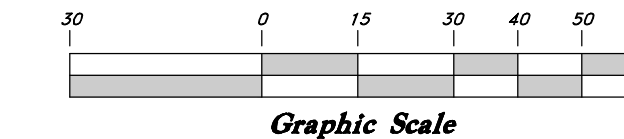
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

GENERAL NOTES:

1. All construction must meet or exceed Harrisville City Standards and Specifications.
2. All construction on Secondary Waterline and Services to meet or exceed Pineview Water Standards and Specifications. See plans from Pineview Water for system design.
3. Verify the Depth & Location of all utility crossings & connections prior to their Construction.
4. Contractor is responsible for Looping Culinary and Secondary Waterlines to Maintain depth of cover and separation between gravity fed utility lines.
5. Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
6. 3/4" Culinary Water Laterals to be installed as shown on drawing, and extended 10.0 feet beyond property line.
7. 4" Sanitary Sewer Laterals to be installed on the lower end of Lot and Extended 10.0' beyond right-of-way line.
8. Field verify size & type of exist. utilities prior to construction of laterals.
9. Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
10. Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.



Scale: 1" = 30'



- NOTES:**
1. Culinary Water laterals to be single 3/4" Copper line.
 2. Culinary Water laterals to be double cased at all crossings with Sewer Lines and laterals that have less than 18" vertical separation.
 3. Secondary water laterals to be doubled up and split at property corner.
 4. Sewer Laterals to be Green pipe with tracer wire.
 5. Sewer Mainlines to be Green Pipe.
 6. Irrigation Line to be installed with tracer wire.
 7. All meter boxes located in driveways must be traffic rated. Including concrete box, traffic rated metal lid, recessed radio-read hole, and 4'x4' concrete slab knock-out
- GENERAL SITE NOTES:**
1. Fire lane markings and signs to be installed as directed by the Fire Marshall.
 2. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 3. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 4. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

GREAT BASIN ENGINEERING

5746 SOUTH 11475 EAST, OGDEN, UTAH 84403
 MAIN (801) 351-4517, FAX (801) 352-7750
 WWW.GREATBASINENGINEERING.COM

Site and Utility Plan

Summit View Subdivision Phase 2

Approx. 135 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S18E, U.S. Survey

January 2025

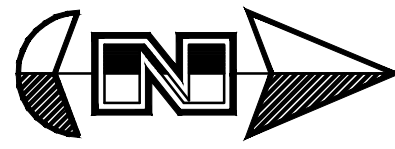
SHEET NO.

C1

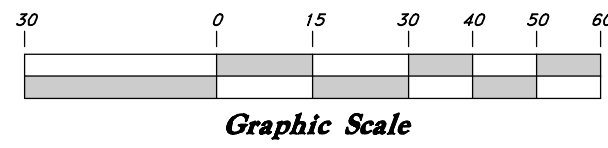
23N003 - AP

NOT FOR CONSTRUCTION

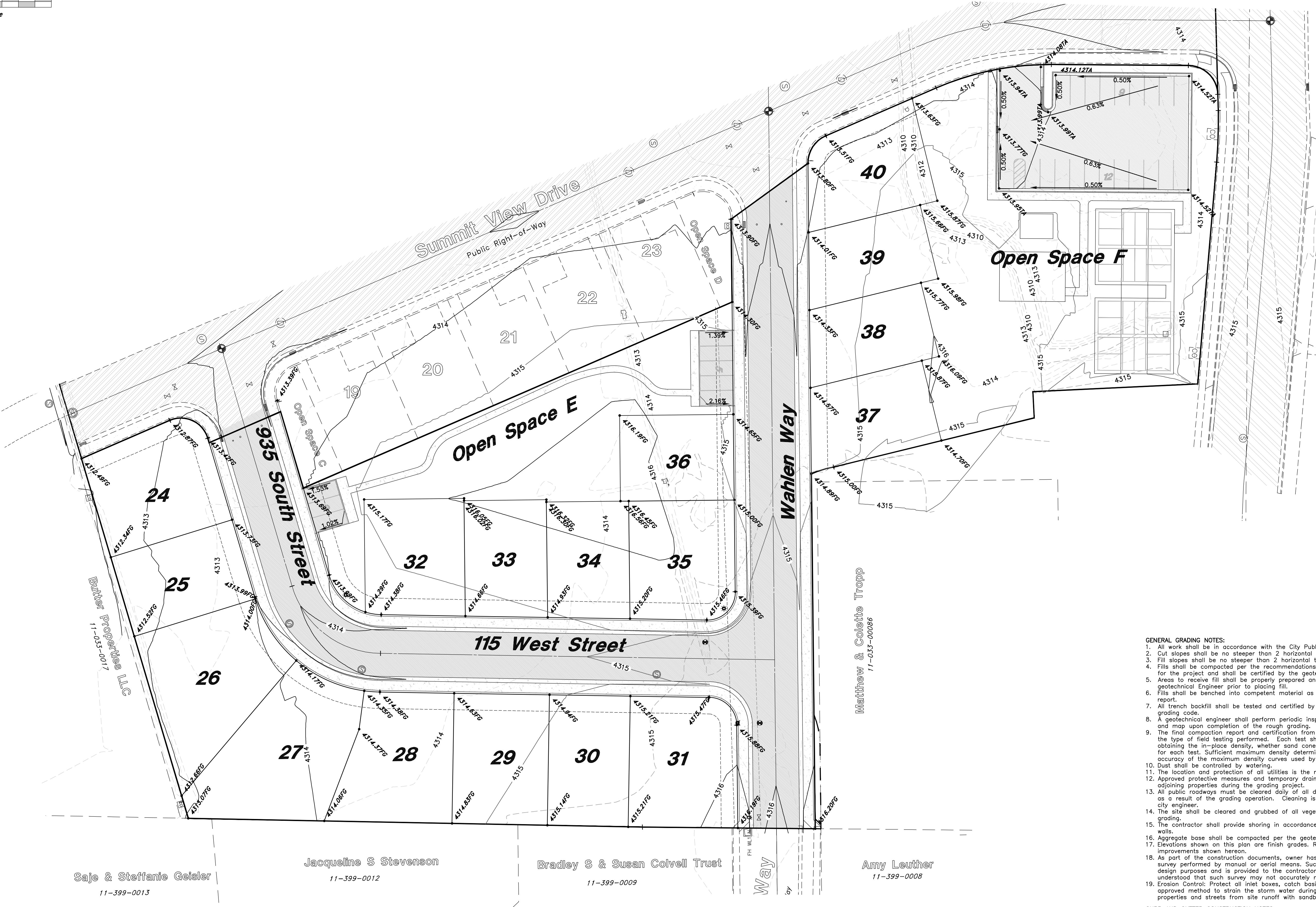
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



Scale: 1" = 30'



Graphic Scale



Saje & Stefanie Geister
11-399-0013

Jacqueline S Stevenson
11-399-0012

Bradley S & Susan Colwell Trust
11-399-0009

Amy Leather
11-399-0008

Matthew & Colette Tropp
11-033-00066

- GENERAL GRADING NOTES:**
- All work shall be in accordance with the City Public Works Standard.
 - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 - Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
 - Fills shall be benched into competent material as per specifications and geotechnical report.
 - All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
 - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 - Dust shall be controlled by watering.
 - The location and protection of all utilities is the responsibility of the permittee.
 - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
 - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 - Aggregate base shall be compacted per the geotechnical report prepared for the project.
 - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
 - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.
- CURB AND GUTTER CONSTRUCTION NOTES:**
- It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
 - Refer to the typical details for a standard and open face curb and gutter for dimensions.
 - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.
- ADA NOTES:**
- Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.
 - The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

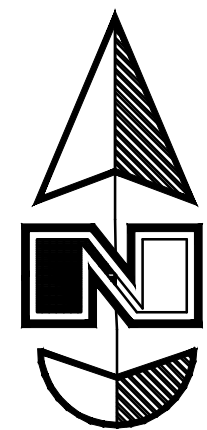
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 515-5451, SLLC (801) 521-0222, FAX (801) 592-7504
 WWW.GREATBASINENGINEERING.COM

Grading Plan
Summit View Subdivision Phase 2
 Approx. 133 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey

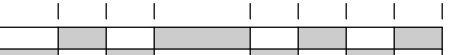
January 2025
 SHEET NO.
C2
 23N003 - AP

NOT FOR CONSTRUCTION

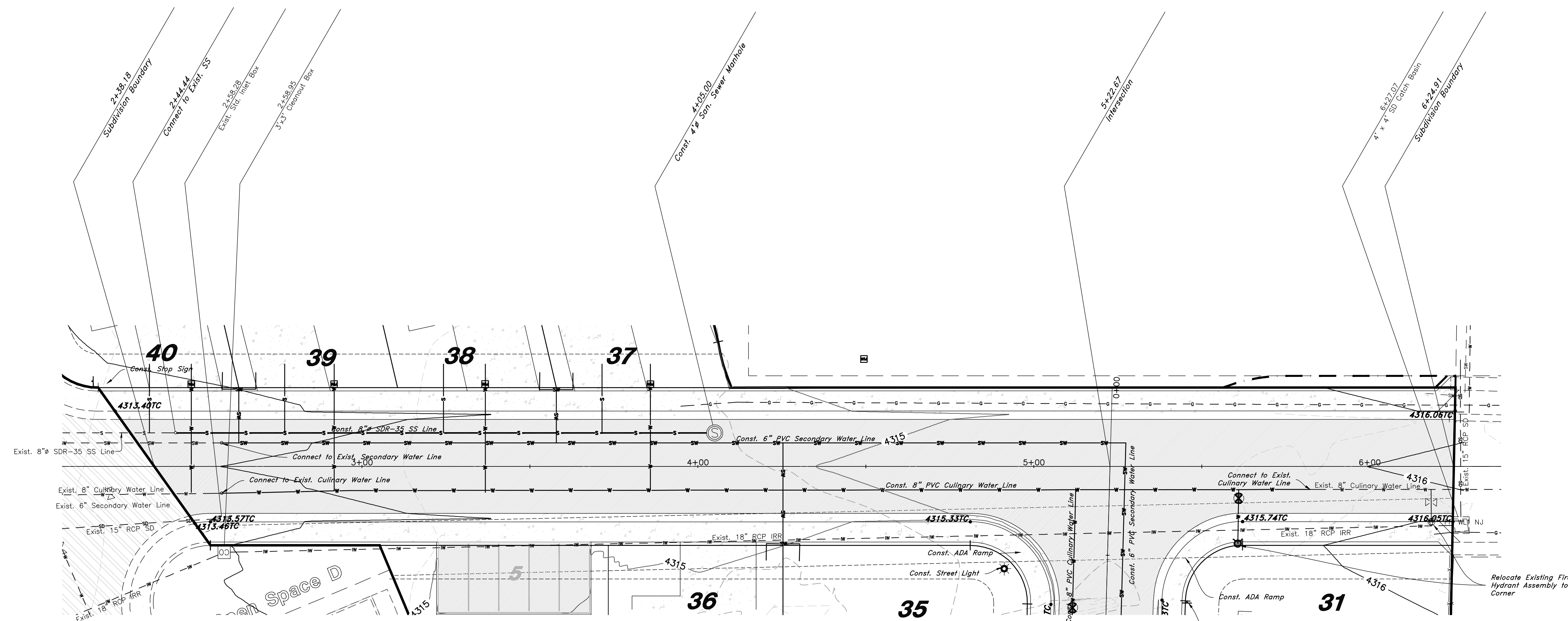


Hors. Scale: 1"=20'

Vert. Scale: 1"=2'

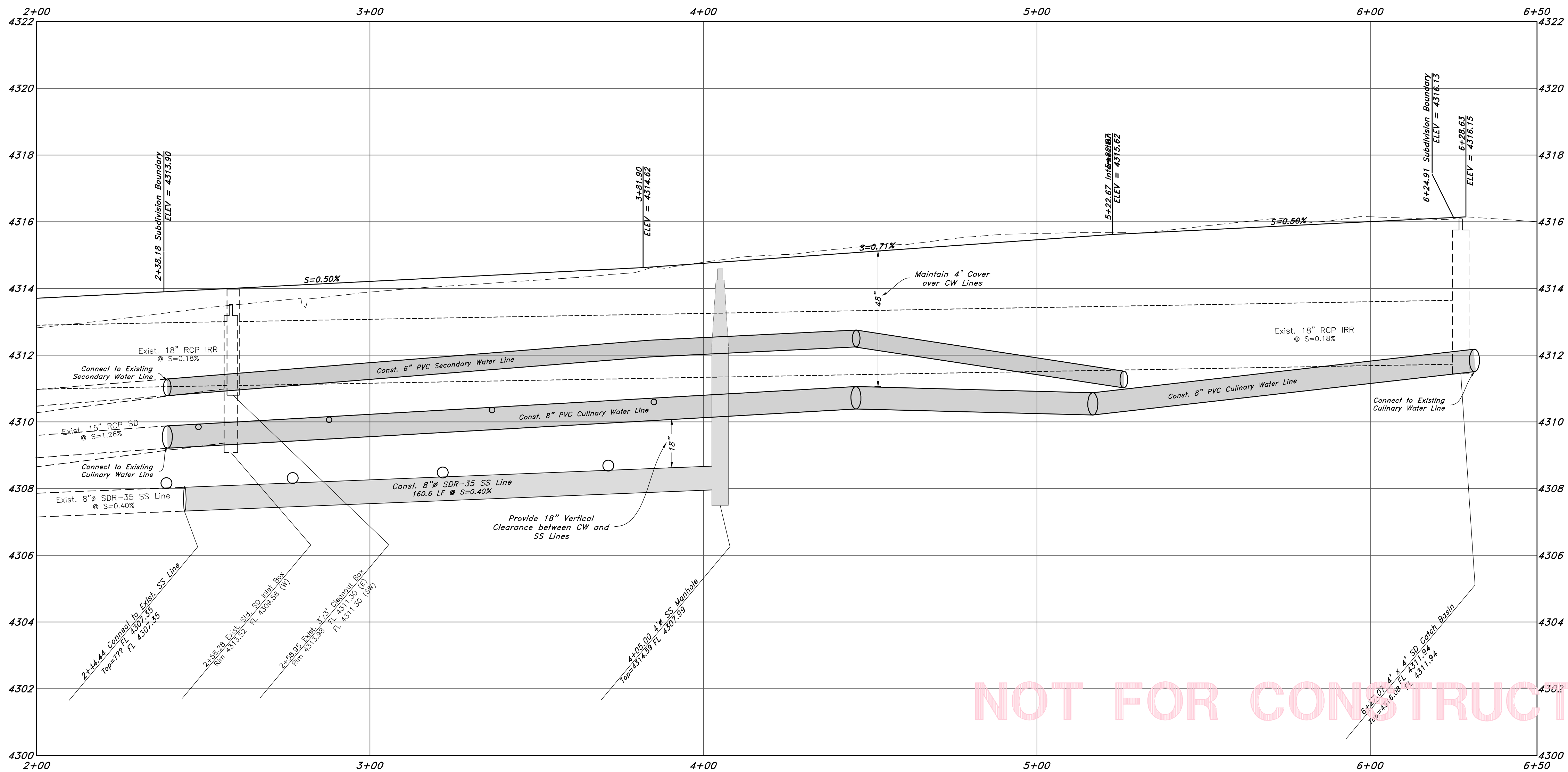


Graphic Scale



Wahlen Way

See Sheet C4



NOT FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Sanitary Sewer
- Water Valve
- Cullinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Trash Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

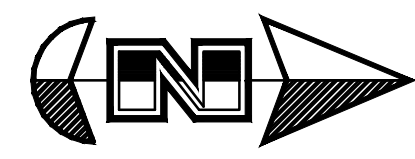
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Wahlen Way Plan & Profile

Summit View Subdivision Phase 2

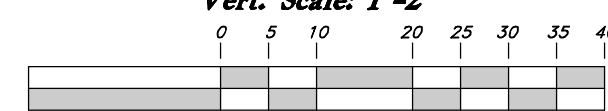
Approx. 133 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey



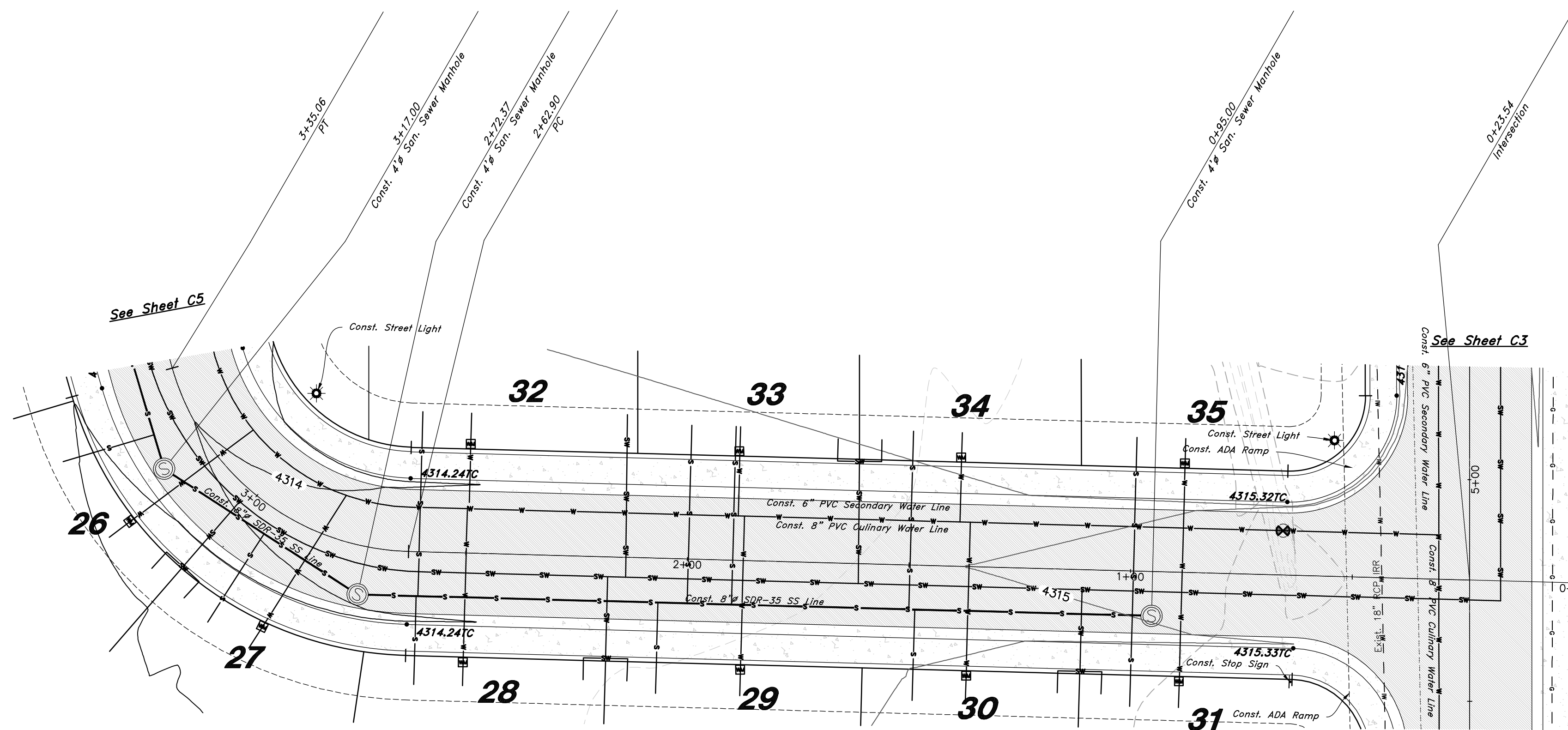


Horz. Scale: 1"=20'

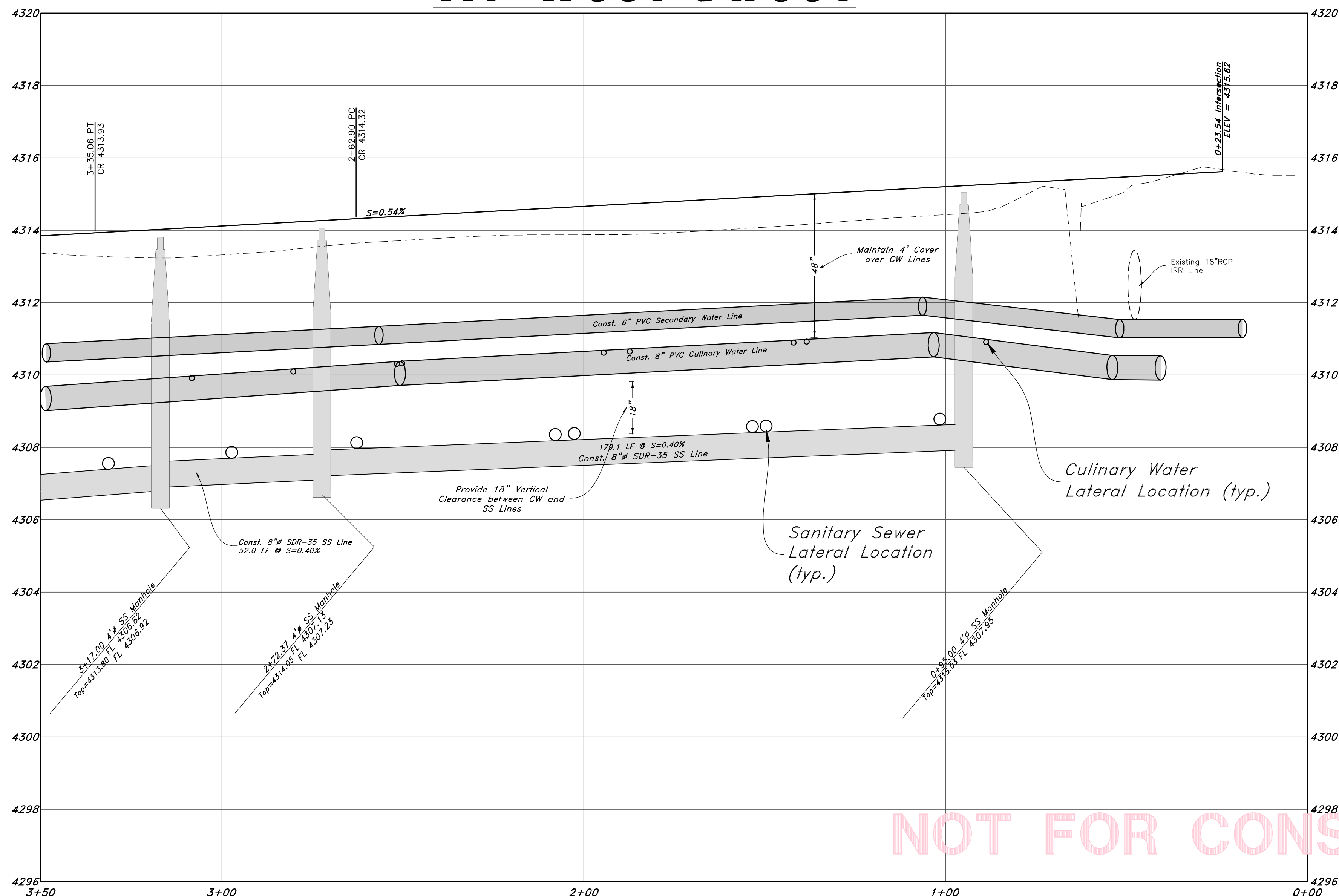
Vert. Scale: 1"=2'



Graphic Scale



115 West Street



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Cullinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- EA
- CL
- FL
- FF
- TC
- TWL
- TCN
- NG
- 90
- 95.331A
- 95.721A
- R
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

115 West Street Plan & Profile

Summit View Subdivision Phase 2

Approx. 133 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey

NOT FOR CONSTRUCTION

Call before you Dig
avoid cutting underground utility lines. It's costly.



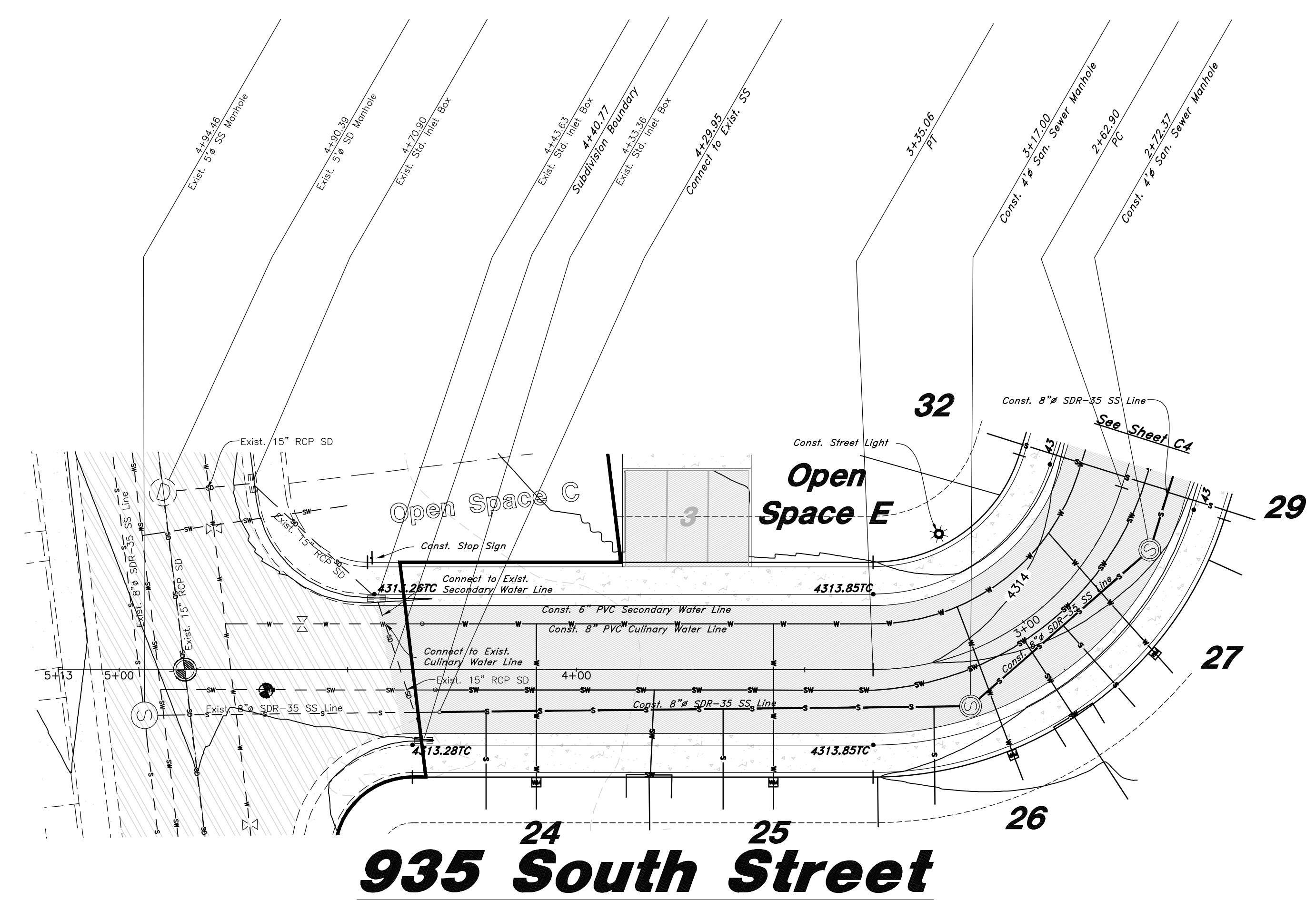
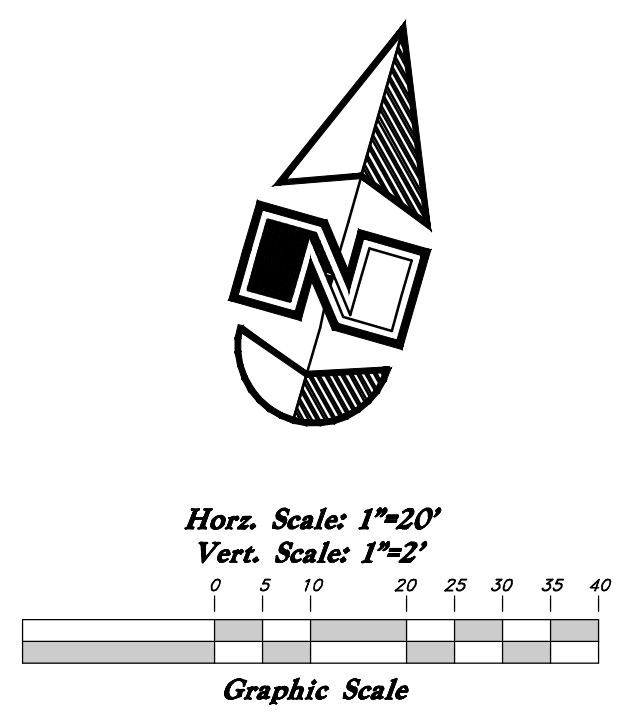
1-800-662-4111

Jan 2025

SHEET NO.

C4

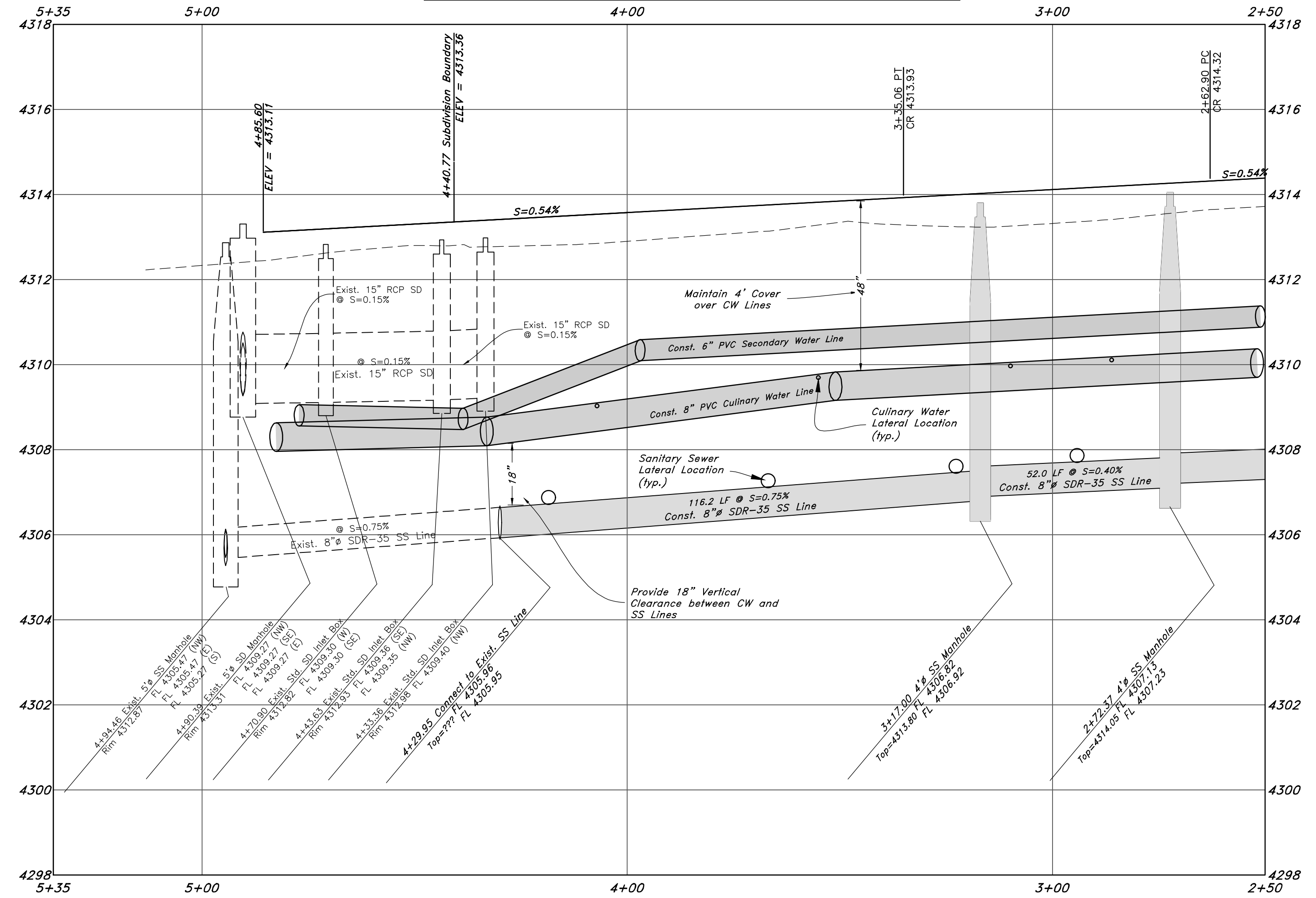
23N003 - BP



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙
Water Manhole	⊕
Storm Drain Manhole	⊖
Electrical Manhole	⊚
Catch Basins	⊛
Exist. Fire Hydrant	⊙
Fire Hydrant	⊕
Exist. Water Valve	⊖
Water Valve	⊚
Sanitary Sewer	—SS—
Cullinary Water	—CW—
Gas Line	—G—
Irrigation Line	—I—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole w/guy	⊙
Light Pole	⊕
Fence	—x—x—
Flowline of ditch	—○—
Overhead Power line	—OHP—
Corrugated Metal Pipe	—CMP—
Concrete Pipe	—CP—
Reinforced Concrete Pipe	—RCP—
Ductile Iron	—DI—
Polyvinyl Chloride	—PVC—
Top of Asphalt	—TA—
Edge of Asphalt	—EA—
Centerline	—CL—
Flowline	—FL—
Finish Floor	—FF—
Top of Curb	—TC—
Top of Wall	—TW—
Top of Walk	—TW—
Top of Concrete	—TC—
Natural Ground	—NG—
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	—95.33TA
Exist. Grade	—95.72TA
Ridge Line	—R—
Direction of Flow	—>—
Existing Asphalt	▨
New Asphalt	▩
Heavy Duty Asphalt	▧
Concrete	▣
Open Face Curb & Gutter	▬

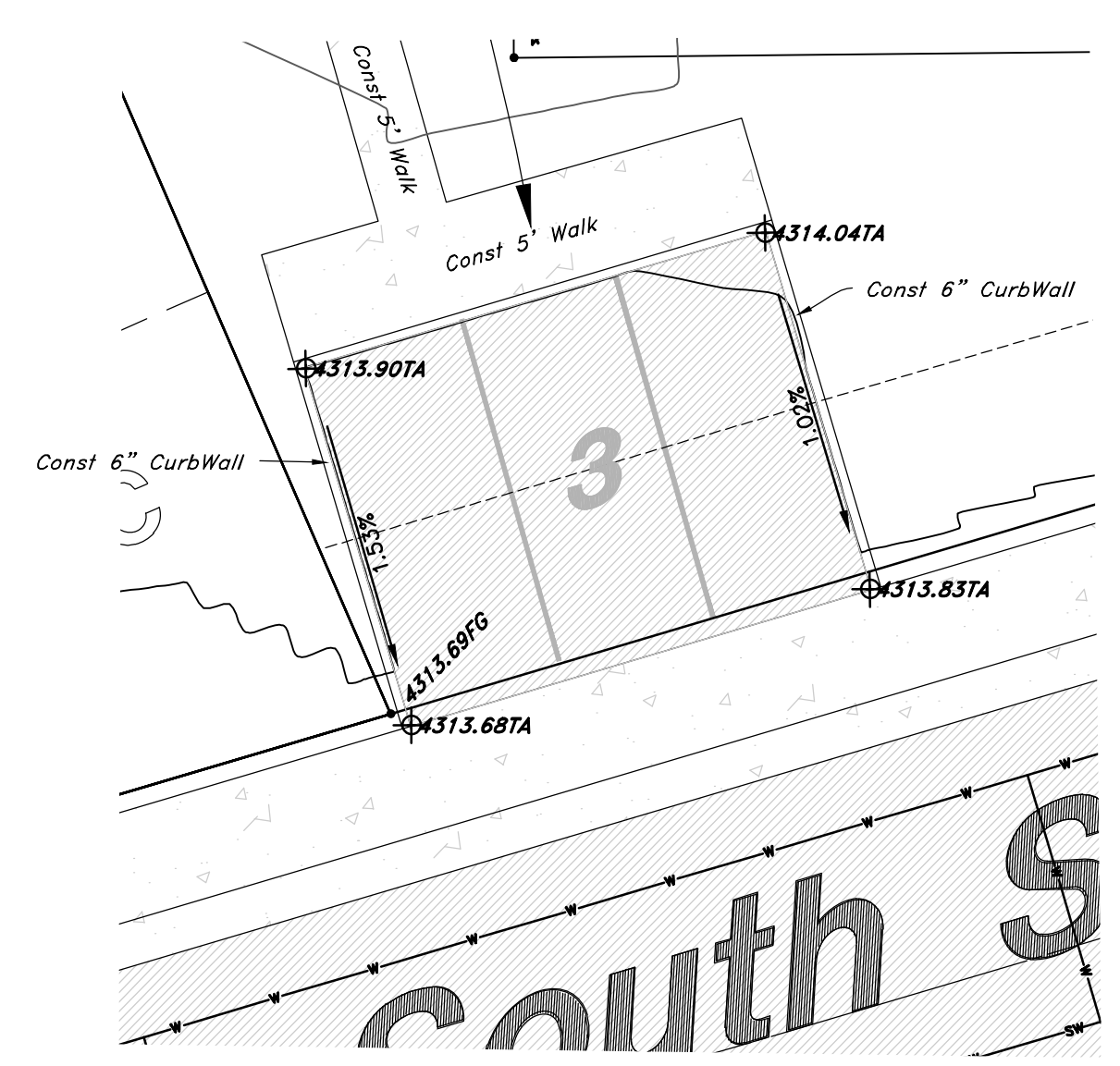
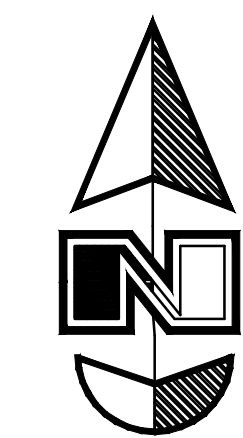
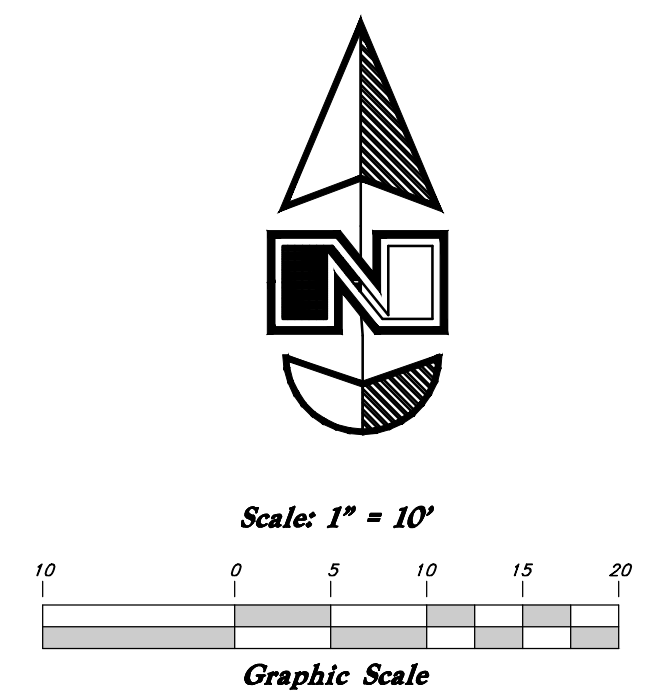
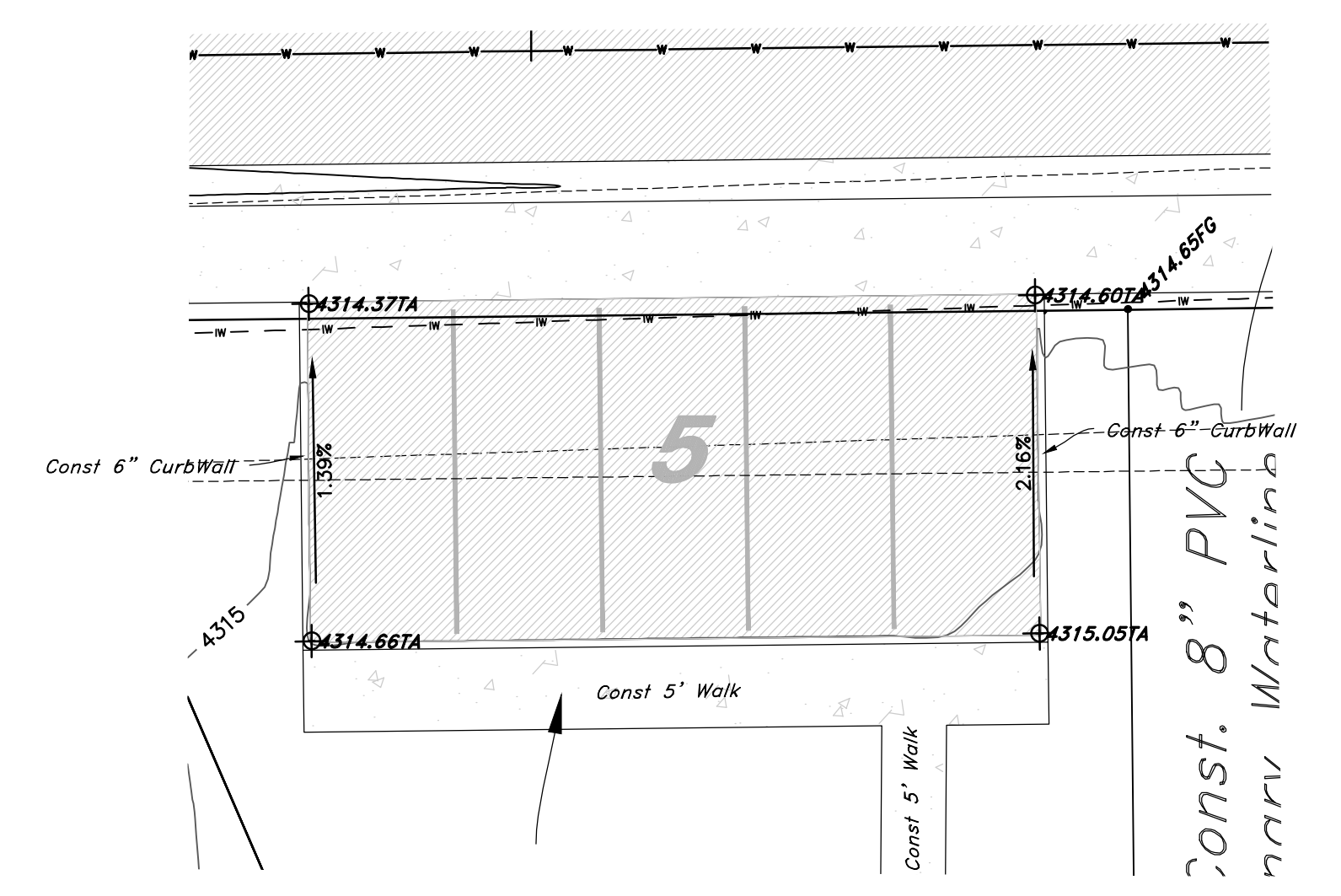
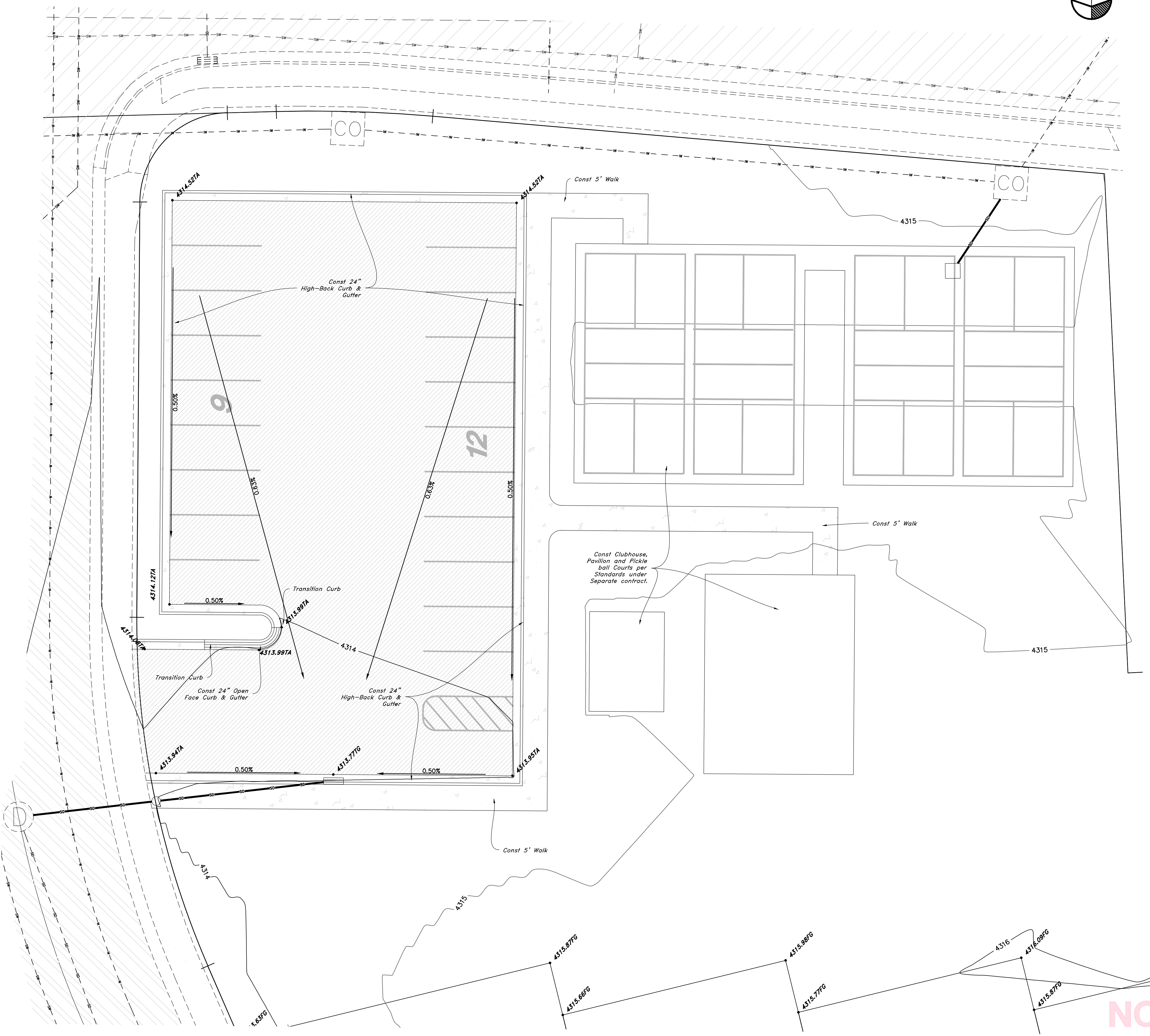
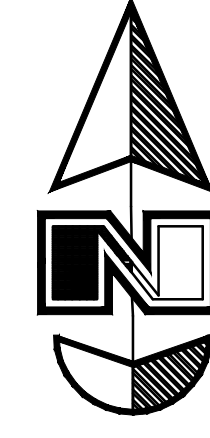
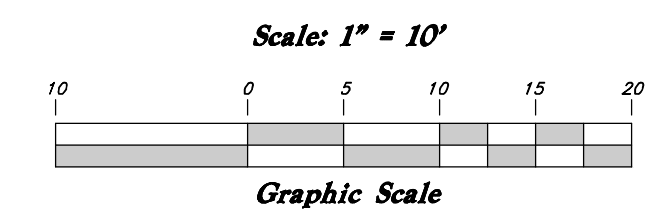
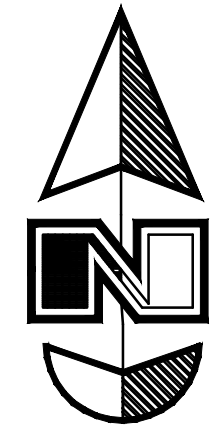
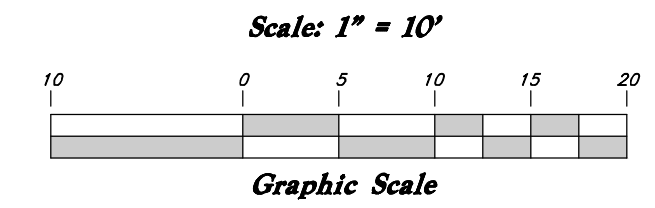


NOT FOR CONSTRUCTION

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

935 South Street
Summit View Subdivision Phase 2
 Approx. 133 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey

Call before you Dig
 avoid cutting underground utility lines. It's costly.
 Call **811**
 1-800-652-4111



GREAT BASIN ENGINEERING

Site Exhibits
Summit View Subdivision Phase 2
 Approx. 133 West 1100 North
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, SLB&M, U.S. Survey

January 2025
 SHEET NO.
C6
 23N003 - AP

NOT FOR CONSTRUCTION

MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **BUTTER'S HERITAGE SUBDIVISION**
Preliminary Plat Review

Date: March 4, 2025

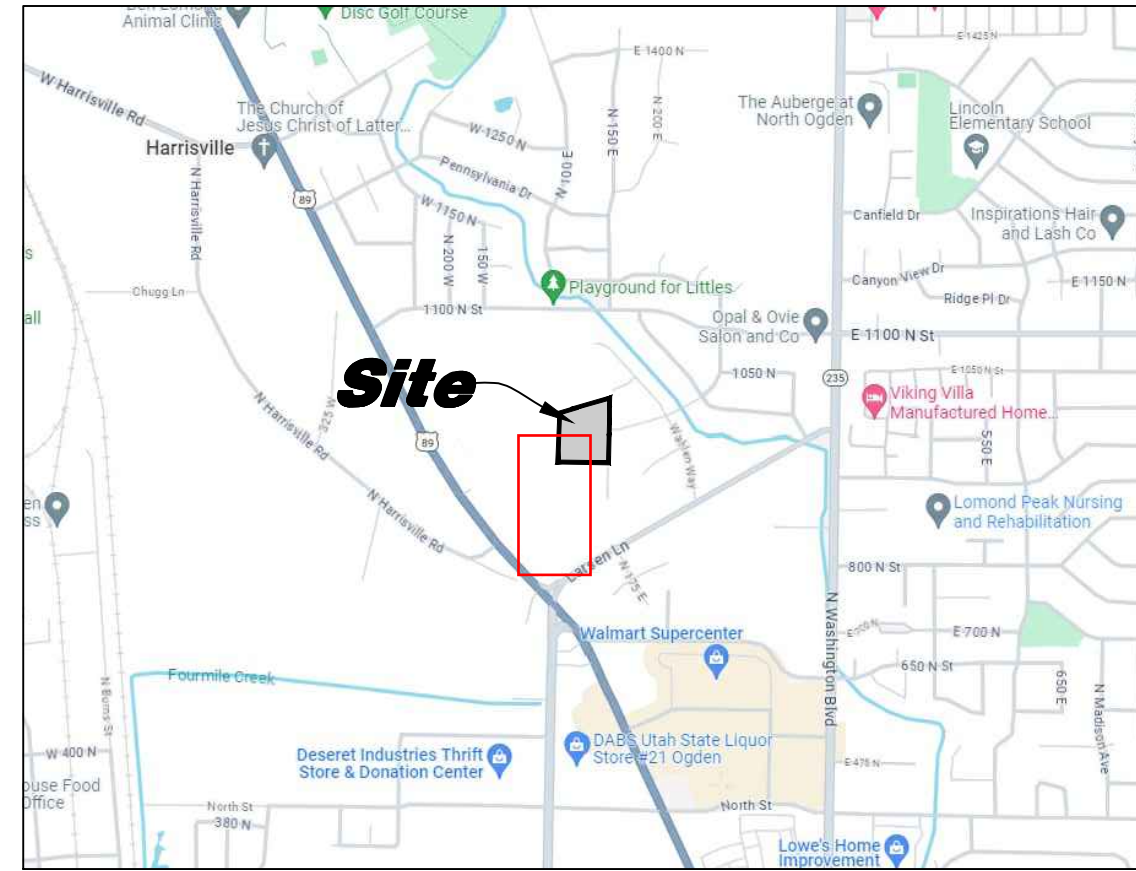
Our office has completed a review of the preliminary subdivision plat for the referenced subdivision. There are 6 existing parcels in this area and this new subdivision will combine those parcels into 3 larger parcels. Lot 1 will remain in the A-1 zone and Lots 2 & 3 will be in the CP-2 zone. Lot 1 will be accessed off Berkley Drive while the two commercial parcels will maintain their access off the highway and Larsen Lane. No public improvements are being proposed with this subdivision. We recommend approval of the preliminary plat at this time with the following comments to be addressed prior to final approval:

1. Submit a recent Title Report to the City and to the County covering the proposed subdivision property.
2. Submit the Subdivision Plat to the Weber County Surveyor's Office for their review and approval.
3. Show Public and Municipal Utility Easements on the plat and include any other existing or proposed easements on the plat.
4. Address all red-line comments from our office on the plat.

Please let us know if there are any questions.

Butter's Heritage

A Part of the Northwest Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey,
Harrisville City, Weber County, Utah
February, 2025



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that Butter's Heritage in Harrisville City, 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 in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 2025.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Butter's Heritage and hereby dedicate to Harrisville City those certain strips designated as Public Utility Easements (P.U.E.) 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 Harrisville City, with no buildings or structures being erected within such easements.

TENTATIVE FINAL
Signed this _____ day of _____, 2025.

Butters Properties LLC.

Butters Northern Land Lights LLC

— Owner

— Owner

Kent E. Butters

Craig R. Butters

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this day of _____ 2025 by _____ — Butters Properties LLC.

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

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this day of _____ 2025 by _____ — Butters Northern Land Lights LLC.

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

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this day of _____ 2025 by _____ Kent E. Butters & Craig R. Butters.

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

3 lots SHOWN on plat?

DOESN'T MATCH PLAT DRAWING

ENSURE ALL CURRENT PROPERTY OWNERS, TRUSTS, AND/OR LLC REPRESENTATIVES ARE LISTED

VERIFY THAT THIS IS THE CORRECT PARCEL #

NARRATIVE

This Subdivision plat was requested by Mike Bastian for the purpose of creating a single parcel from 3 parcels in preparation for development. Weber County Brass Cap Monuments were found at the Northwest and North Quarter corners of Section 8, T6N, R1W, SLB&M.

A Line bearing North 88°57'19" West between these two Monuments was used as the Basis of Bearings. The South Boundary was along the Northern boundary of the Butters Properties LLC (Parcel 11-033-0066) which is also the Northern boundary of the Current CP-2 zone. See ROS # _____ Filed with the Weber County Surveyor's Office. Properly corners will be Monumented with a rebar and Cap or Nail in the Curb after completion of road and utility construction.

NO ROADS SHOWN ON PLAT

BOUNDARY DESCRIPTION

Commencing at the North Quarter of Section 8, Township 6 North Range 1 West, Salt Lake Base and Meridian; thence 640.86 feet South 01°21'36" West to a point on the West Boundary of Thoroughbred Meadows 1st Amendment (Book 74 Page 88) being the POINT OF BEGINNING; and running thence four (4) courses along said West Boundary as follows: (1) South 01°44'26" West 83.39 feet; (2) South 00°54'45" West 161.33 feet; (3) South 01°04'58" West 134.89 feet; and (4) South 01°11'46" West 740.73 feet to the Southwest corner of said Subdivision; thence South 01°14'50" West 245.87 feet to the North right of way line of Larsen Lance; thence two (2) courses along said North right of way line as follows: (1) South 61°14'49" West 268.70 feet; and (2) South 00°17'49" West 16.72 feet to that certain Parcel conveyed in a Warranty Deed Recorded as Entry #3105966 being a point on a non-tangent curve to the right having a radius of 249.84 feet; thence six (6) courses along the Northern boundary of said Parcel as follows: (1) along said arc a distance of 8.27 feet, Central Angle equals 01°53'45" and Long Chord bears South 38°40'27" West 8.27 feet; (2) South 38°40'27" West 50.66 feet to a point on a non-tangent curve to the right having a radius of 45.00 feet; (3) along said arc a distance of 31.07 feet, Central Angle equals 39°33'51" and Long Chord bears South 58°27'13" West 30.46 feet to a point of non-tangency; (4) North 23°02'47" West 8.00 feet; (5) South 65°33'12" West 14.00 feet; and (6) South 08°57'41" West 4.00 feet to a point on a non-tangent curve to the right having a radius of 38.00 feet being the Northernly line of a Parcel conveyed in Condemnation resolution recorded as Entry #2064903; thence three (3) courses along said Northernly boundary line as follows: (1) along said arc a distance of 8.05 feet, Central Angle equals 12°08'30" and Long Chord bears North 71°48'50" West 8.04 feet to a point on a non-tangent curve to the right having a radius of 173.00 feet; (2) along said arc a distance of 55.82 feet, Central Angle equals 18°29'18" and Long Chord bears North 56°30'00" West 55.58 feet; and (3) North 47°15'21" West 13.58 feet to a point 52.00 feet radially distant Northeastly from the centerline of State Route 89, opposite engineers station 123+94.75, being a point on a non-tangent curve to the right having a radius of 9,548.00 feet; thence along the Easterly right of way line of said State Route 89 and said arc a distance of 246.14 feet, Central Angle equals 02°32'31" and Long Chord bears North 41°52'14" West 246.12 feet to a point of non-tangency; thence North 02°15'03" East 1,197.04 feet; thence North 73°47'38" East 163.79 feet; thence North 22°56'56" West 3.95 feet; thence North 74°06'17" East 383.55 feet to the POINT OF BEGINNING. Containing 17.0191 acres, more or less.

NOTES: NO "R" LOTS SHOWN

SHOW ON PLAT

- 1. 10' Wide Public Utility Easements as indicated by dashed lines.
- 2. All lots with a "R" designation to be "Restricted" per city code 8-07-010. All lots are restricted to homes without basements. The lowest floor level is limited to 12-inches above the elevation of the street curb and gutter elevation. No slab on grade construction is allowed—a crawspace is required. Minimum continuous footing width is 24".
- 3. Construction of all Right-of-Ways and building foundations must abide by recommendations specified in the Geotechnical Report prepared by Christensen Geotechnical dated June 7th, 2019 on file with Harrisville City, including, but not limited to, compaction and the removal of undocumented fill.
- 4. Minimum of two (2) City approved street trees to be installed by property owners after driveway placement has been located and verified.
- 5. Snow Storage area Restrictions as shown in the col-de-sac of this plat restrict any placement of Driveways, Fire Hydrants, Catch Basins, or Mail Boxes within the 50' Snow Storage area.

NOTE?? ROADS??

SPELLING

SPELLING

NOTE?? - WHERE IS THE CUL-DE-SAC LOCATED??

STREETS??

HARRISVILLE CITY COUNCIL 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 City Council of Harrisville City, Utah this _____ day of _____, 2025.

Title _____
Attest _____

Chair, Harrisville City Council

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 _____, 2025.

Weber County Surveyor
Record of Survey # _____
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

HARRISVILLE CITY ENGINEER

I hereby certify that I have examined this plat and find it to be correct and in accordance with information on file in this office. _____, 2025.

Signature

HARRISVILLE CITY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Harrisville City Attorney on this _____ day of _____, 2025.

Harrisville City Attorney

Sheet 1 of 2

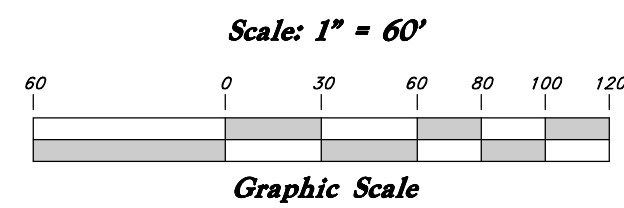
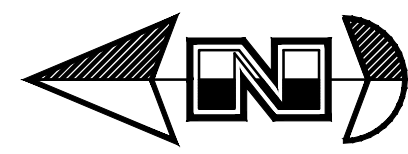
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

Butter's Heritage

A Part of the Northwest Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey,
Harrisville City, Weber County, Utah
February, 2025

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap
- ⊕ w/ Fencepost
- ⊕ Set Hub & Tack
- ⊕ Monument to be set
- ⊕ Monument set by others
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.E. Public Utility Easement
- Dedicated Roadways
- Existing Building
- Easement
- Centerline
- Property Boundary
- Lot Line
- Fence line
- Set 5/8" x 24" Long Rebar & Cap w/ Lotte



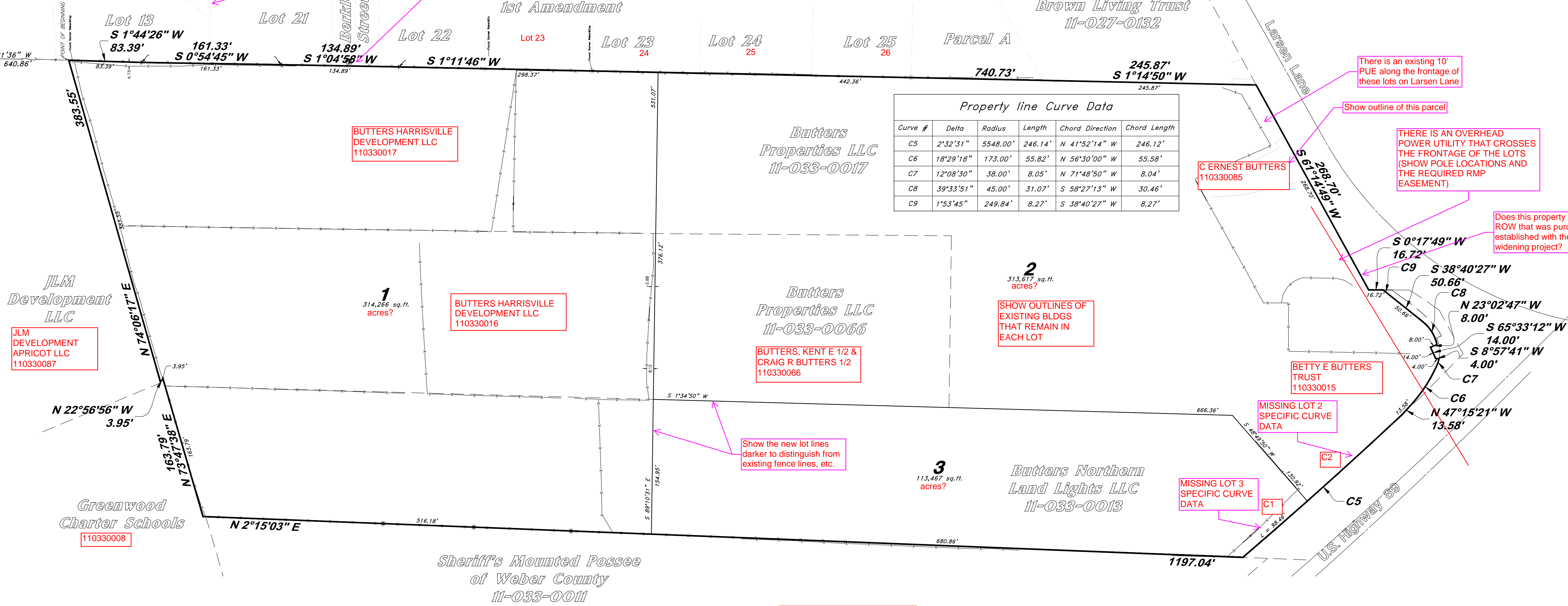
North Quarter Corner of Section 8, T6N, R1W, SLB&M

POINT OF BEGINNING

2651.47' (meas.)

N 89°57'22" W (Meas.) (Basis of Bearing)

NW Corner of Section 8, T6N, R1W, SLB&M



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C5	2°32'31"	5548.00'	246.14'	N 41°52'14" W	246.12'
C6	18°29'18"	173.00'	55.82'	N 56°30'00" W	55.58'
C7	12°08'30"	38.00'	8.05'	N 71°48'50" W	8.04'
C8	39°33'51"	45.00'	31.07'	S 58°27'13" W	30.46'
C9	1°53'45"	249.84'	8.27'	S 38°40'27" W	8.27'

SHOW ON PLAT

EXISTING LOT LINES AND ROAD ROWs ARE HARD TO SEE

Show width of Public ROW

existing road dead ends at property line (continuation of street? May need cul-de-sac to provide required frontage for the lot)

There is an existing 10' PUE along the frontage of these lots on Larsen Lane

Show outline of this parcel

THERE IS AN OVERHEAD POWER UTILITY THAT CROSSES THE FRONTAGE OF THE LOTS (SHOW POLE LOCATIONS AND THE REQUIRED RMP EASEMENT)

Does this property line match the ROW that was purchased and established with the Larsen Lane widening project?

SHOW OUTLINES OF EXISTING BLDGS THAT REMAIN IN EACH LOT

Show the new lot lines darker to distinguish from existing fence lines, etc.

MISSING LOT 2 SPECIFIC CURVE DATA

MISSING LOT 3 SPECIFIC CURVE DATA

MISSING PUEs (PUBLIC UTILITY EASEMENTS)

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ AT _____

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY