

**HARRISVILLE CITY
ORDINANCE NO. 492
CONSTRUCTION CODES AND STANDARDS**

AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING AND REENACTING TITLE 8 TO BE ENTITLED “CONSTRUCTION CODES AND STANDARDS” TO ADOPT UPDATED CODES; CONFORM TO STATE LAW; MAKE TECHNICAL CHANGES; SEVERABILITY; AND PROVIDE 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, *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, Title 15A of the *Utah Code Annotated* establishes the “State Construction and Fire Codes Act” which the City is require to implement;

WHEREAS, the City desires to implement changes made by the Legislature to the State Construction Code;

WHEREAS, the City Council previously adopted Title 8 containing certain the building and fire codes and now desires to repeal and reenact certain codes to bring the City into compliance;

WHEREAS, the City Council finds it necessary to update the municipal code in order to keep the municipal code modern, current with state law, and to protect public health, safety, and welfare;

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

Section 1: Repealer. Title 8 is hereby repealed in its entirety and referenced thereto vacated.

Section 2: Re-enactment. Title 8 of the *Harrisville Municipal Code* are hereby reenacted to read as follows:

**TITLE 8
CONSTRUCTION CODES AND STANDARDS**

- 8.02 Administration**
- 8.04 International Building Codes**
- 8.06 International Energy Conservation Code**

3. Plan change fee. When a plan is changed or modified at any point after approval a change fee is assessed in the amount of five-percent (5%) of the total building permit fee.
4. Other fees. The building official may assess other fees and charges for other services provided for which fees are not indicated not to exceed the actual cost of the service provided.

8.02.060 Appeals.

Any affected person disputing a final determination, enforcement action, or interpretation by the City of a Code adopted by this Title shall have a right of appeal to the City's administrative hearing officer. All appeals are governed in accordance with HMC Section 2.01.030. The appeal authority shall have not hear appeals regarding the administrative provisions of any Code, nor waive any Code requirements.

8.02.070 Enforcement and penalties.

1. Enforcement. In accordance with to *Utah Code Annotated* §10-9-1002, 1953 as amended, any enforcement official has the authority to institute an enforcement action for a violation of this Title, and specifically:
 - a. Permits and Licenses. All departments and enforcement officials vested with authority to issue permits or licenses shall conform to the provisions of this Title. No permit or license shall be issued for any uses, building, or other purposes where a violation exists. Any permit issued in violation shall be null and void. Any violation after a permit is issued and during construction may be revoked.
 - b. Building Official. The Building Official shall not issue any permit unless the plans of and for the proposed erection, construction, reconstruction, alteration, and use fully conform to this Title.
2. Penalties. In accordance with *Utah Code Annotated* §10-9-1003, 1953 as amended, the municipality imposes the following penalties for a violation of this Title:
 - a. Civil Penalty. In addition to other remedies as authorized by law, any person, firm, or corporation (as principal, agent, employee, or otherwise) violating or permitting the violation of this Title shall pay a civil fine not to exceed \$1,000.00, per violation, per day, that a violation continues in addition to reasonable attorney's fees and costs incurred by the enforcement agency or City.
 - b. Misdemeanor. Any person, firm, or corporation (as principal, agent, employee, or otherwise) violating, permitting the violation, or who fails to comply with any of the requirements of this Title or who erect, install, alter, repair or do work in violation of the approved construction documents or directive of the enforcement official, or of a permit or certificate used under provisions of any code, shall be guilty of a class B misdemeanor, per violation, per day. Upon conviction each violation is punishable by a fine not to exceed \$1000.00, and/or imprisonment not exceeding 180 days. Each day that a violation continues shall be deemed a separate offense.

2. NEC Amendments. The NEC adopted in Chapter is amended by the state-wide amendments contained in Title 15A of the *Utah Code Annotated*, and all such amendments are hereby incorporated by this reference.
3. IPC Amendments. The IPC adopted in Chapter is amended by the state-wide amendments contained in Title 15A of the *Utah Code Annotated*, and all such amendments are hereby incorporated by this reference.
4. IMC Amendments. The IMC adopted in Chapter is amended by the state-wide amendments contained in Title 15A of the *Utah Code Annotated*, and all such amendments are hereby incorporated by this reference.

8.04.030 Updates adopted.

The Codes adopted by this Chapter shall be automatically replaced and updated whenever the Division of Occupational and Professional Licensing or the Uniform Building Code Commission shall adopt a new Code or an updated version of an adopted Code pursuant to the authority granted to such in Title 15A of the *Utah Code Annotated*, as amended, or any successor statute. The municipal code shall automatically be update to include all amendments adopted by the State of Utah immediately upon adoption of any amendments under the *Utah Code Annotated* or by state administrative rule.

8.04.040 Code availability.

The City Recorder shall keep a copy of the Codes adopted in the municipal code in accordance with *Utah Code Annotated* §10-3-711(2). Codes shall be available for use and examination by the public during regular business hours. Copies of any codes shall be available to the public upon the payment of reasonable fees.

8.04.050 Exemptions.

All structures relating to agricultural uses as set forth in *Utah Code Annotated* §15A-1-204, as amended are exempt from the permit requirements of the IBC. Construction, expansion, maintenance, repair or replacement of any such agricultural buildings is still subject to the requirements of the municipal code, unless specifically stated as exempt.

**Chapter 8.06
International Energy Conservation Code**

Section:

8.06.010 Adoption.

8.06.020 Fees.

8.06.030 Utility connections.

8.06.010 Adoption.

In accordance with *Utah Code Annotated* §10-3-711, the City hereby adopts the most current edition of the *Model Energy Code*. The City Recorder shall keep a copy of the *Model Energy Code* adopted by this Chapter in accordance with *Utah Code Annotated* §10-3-711(2). Copies of any codes shall be available to the public upon the payment of reasonable fees.

8.10.020 Enforcement.

8.10.010 Standards For Single Family Dwellings.

1. Codes and Standards. Any dwelling or other structure which is designed or intended for human habitation, which is to be located in the City, outside of a mobile home park, must meet the standards for the codes adopted by the City.
2. Manufactured Homes. In addition to the above codes and standards, the following requirements shall also be met:
 - a. HUD Code. Meet the standards of and be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, or its successor statute, (HUD Code) and must prominently display an insignia approved by the United States Department of Housing and Urban Development and must not have been altered in violation of HUD Code.
 - b. Foundation. The structure must be permanently connected and attached to a site-built foundation which meets ICBO guidelines for manufactured housing installations of a manufactured home.
 - c. Gear Removed. Any running gear shall be removed and stored out of sight.
 - d. Enclosures and Construction. Any enclosure must be secured to the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete and masonry foundation materials.
 - e. Utility Connection. The structure must be permanently connected to and approved for all required utilities.
 - f. Taxation. The structure shall be taxed as real property. If the structure is a manufactured home, an affidavit or statement must be filed with the Utah State Tax Commission in accordance with state law or regulation.
 - g. Storage. The structure must provide a minimum of seventy-two (72) square feet of enclosed storage with the minimum height of six (6) feet located in a basement or garage area or in an accessory storage structure. Such structure shall conform to all applicable building codes.
 - h. Porches and Landings. Porches and landings for ingress and egress to the dwelling must be build in accordance with the applicable codes as adopted.
 - i. Roof. At least sixty (60) percent of the roof must be pitched at a minimum 2-12 pitch and shall have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, metal tiles, slate, built-up-gravel materials or other materials approved by the applicable codes.
 - j. Siding. The structure shall have exterior siding consistent of wood, masonry, concrete, stucco, Masonite or metal vinyl lap. The roof overhang, including rain gutters, shall not be less than one foot (1'), measured from the vertical side of the building, but not including bay windows, nooks, morning rooms, and similar.
 - k. Width. The width of the structure shall be at least twenty (20) feet at the narrowest point of its first story for a depth of at least twenty (20) feet, exclusive of any garage area. The width shall be considered the lessor of two (2) primary dimensions. If the width of the dwelling faces a street and is less than one-half

- b. Use construction materials, equipment, and utility connections that mitigate the applicable natural hazard(s).
- c. Use construction materials and practices that will mitigate the applicable natural hazard(s).
3. Subdivisions. The City Engineer and Public Works Director shall review subdivision proposals and other proposed new developments to assure that:
 - a. No subdivisions lots are within the FEMA Flood Plain.
 - b. All such proposals are consistent with the need to mitigate any natural hazard(s).
 - c. All utilities and facilities are properly located, elevated, and constructed to mitigate natural hazard(s).
 - d. Adequate drainage is provided so as to reduce exposure to flood hazards.
 - e. The City Engineer and Public Works Director shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.
4. Sumps and Drains. No sump pumps, sump drains, land drains, or any other non-sewage drain shall connect to the sewer system.

8.12.020 Enforcement.

Any person failing to comply with any of the provisions of this Chapter or violating any such provisions is guilty of a Class B misdemeanor with jail and/or a fine not to exceed \$1000.00. Also, the City may seek a civil fine not to exceed \$1000.00, per day, per violation, and any civil enforcement remedies available at law or equity, including injunctive relief.

**Chapter 8.14
Building Floor Elevations**

Sections:

- 8.14.010 Regulations Relating To New Subdivisions.**
8.14.020 Regulations Relating to Construction Outside Subdivisions.
8.14.030 Enforcement.

8.14.010 Regulations Relating To New Subdivisions.

All lots in any subdivision receiving final approval after the date of this Chapter shall be required to prepare and record a final subdivision plat with the following:

1. Restriction. All lots on the subdivision plat shall be labeled with an “R” (Restriction) meaning that a restriction applies to each lot. A note on the final plat shall read as follows:
 - a. “R” (RESTRICTED LOT) “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.”

City Engineer and Public Works Director, then a building permit will be granted based on the recommendations in the soils study.

2. The City Building Official shall review and approve building permits based on the elevation restrictions provided in this Chapter and any code, as applicable. During the foundation inspection by the Building Official, the builder shall document for the Building Official that the building foundation is in compliance with the lot restriction by verified surveyed documentation.

8.14.030 Enforcement.

Any person failing to comply with any of the provisions of this Chapter or violating any such provisions is guilty of a Class B misdemeanor with jail and/or a fine not to exceed \$1000.00. Also, the City may seek a civil fine not to exceed \$1000.00, per day, per violation, and any civil enforcement remedies available at law or equity, including injunctive relief.

**Chapter 8.16
Addresses**

Sections:

- 8.16.010 Assignment Procedure.**
- 8.16.020 Placement Required.**
- 8.16.030 Street Names.**
- 8.16.030 Enforcement.**

8.16.010 Address Assignment Procedure.

The City Engineer shall designate all addresses within Harrisville City based upon the Weber County grid system as determined by the City Engineer.

8.16.020 Address Required.

It shall be unlawful for any person to fail, neglect, or refuse to place a proper and conspicuous the designated address number assigned by the City Engineer so that can be easily seen and deciphered from the sidewalk or street on any structure owned, occupied, or controlled by such person within the City.

8.16.030 Street Names.

Street names shall only be assigned by the City, and be designated on an approved plat or as required by the County Recorder.

8.16.040 Enforcement.

Any person failing to comply with any of the provisions of this Chapter or violating any such provisions is guilty of a Class B misdemeanor with jail and/or a fine not to exceed \$1000.00. Also, the City may seek a civil fine not to exceed \$1000.00, per day, per violation, and any civil enforcement remedies available at law or equity, including injunctive relief.

HARRISVILLE CITY

APPLICATION TO AMEND THE HARRISVILLE CITY
GENERAL PLAN / ZONING MAP

Fee Amount \$300.00
(General Plan \$300 / Zoning Map \$300)

Receipt Number 048495
Date 6/21/17

Land Serial Number 11-014-0029

Owner(s) of Record Stephens Thomas Properties
Address 1983 N 1700 W
Provo UT 84021
Phone 801-782-5902

Applicant's Name E. Thomas
Address 2637 N 1100 E #127
N. Ogden UT 84414
Phone 801-782-5902

Street address or location of property for which a change in zoning is requested. 1525 W
Washington Blvd Harrisville UT 84404

Present General Plan Land Use designation _____ Zoning designation RE-15
Present use of the property is: _____

Proposed General Plan Land Use designation _____ Zoning designation R21-6 + C-2
Proposed use of the property is: Town Homes

Have any Conditional Use Permits been granted for this property? ___ YES X NO. If YES, give details: _____

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.

Date 6/19/17 Petitioner: E. Thomas

6/22/17 The petitioner must provide the names and addresses of all property owners within 500 feet of this property. Attach a list and include postage to cover notice to the property owners listed.

6/26/17 Petitioner must provide a copy of the county plat and include the legal description of the property to be included in the amendment.

6/21/17 Give the reason for requesting an amendment.


6/26/17 Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?

Harrisville Townhome Project Zoning Application 1525 N Washington Blvd

On this parcel, the front (first 400 ft. along Washington Blvd) is planned to be commercial with the back as residential – matching Harrisville City’s general plan and ordinance requirements. This rezone will benefit the community as the raw ground is transformed from weeds to beautiful townhomes with lots of open space and more than enough parking to be utilized.

MEMORANDUM

To: Harrisville City Planning Commission

From: Matthew Robertson, P.E. – City Engineer 

CC: Sean Lambert, Public Works Director
Bill Morris, City Administrator
Eric Thomas, Regency Construction
Ryan Christensen, Gardner Engineering

RE: **1525 NORTH TOWNHOMES – FINAL REVIEW**

Date: July 7, 2017

Our office has completed a review of the July 6, 2017 submittal of the plat and improvement plans for the 1525 North Townhomes. The applicant is submitting for preliminary and final approval at this time. We have been reviewing their plan submittals and previous comments and recommendations from our office have been addressed on the plans. We recommend granting final subdivision approval subject to the following items:

Final Comments and Subdivision Processing Items:

1. Submit the geotechnical report and follow all recommendations from the report regarding excavation, backfill, pavement, and building construction.
2. Coordinate the re-alignment of the Chadwick ditch and work on the access road with Boyd Walters. Ensure that turnouts from the ditch to Mr. Walters's property are re-installed as necessary and functioning properly.
3. The Chadwick ditch is being used by UDOT for storm drain and North Ogden also adds groundwater to the ditch. This development will also add storm water to the ditch. It seems necessary to reach an agreement with the irrigation users as to how the ditch is to be maintained since it is not just irrigation water in the ditch. This could potentially be addressed with the development agreement.
4. The location of the intersection is within the Corridor Agreement with UDOT and they have agreed that a street can be constructed there. UDOT is reviewing the improvement plans and will need to approve all work within the UDOT right-of-way. A permit from UDOT will need to be obtained.
5. A 60' wide cross access easement has been provided on the plat between the commercial and residential areas. This easement is intended for future street connections from commercial development in the area. The City is not requiring the developer to install the new streets or utility stubs in this cross access easement since future development in the area is unsure. Future developers of the adjacent lots would be responsible to build the connecting streets through the easement but the easement provides a location for them to do so.
6. Our office will provide addresses for the lots. Update final plat with addresses before plat is sent to the County for their review and recording of the plat.
7. An Engineer's Cost Estimate of the improvements needs to be submitted to our office for review. Once approved, this estimate will form the basis for the developer's agreement and the associated construction guarantee.
8. A development agreement with the City is required as explained in the mixed-use ordinance, Ordinance No. 491. Some requirements unique to this development in addition to those listed in the ordinance may include snow removal, removal of existing buildings, detention basin maintenance, etc.

1525 NORTH - TOWNHOMES

1525 NORTH WASHINGTON BLVD.
IMPROVEMENT PLANS
HARRISVILLE, WEBER, UTAH



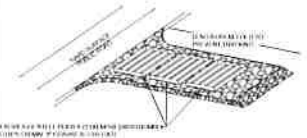
SHEET INDEX

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|-----|--------------------------------|
| C1 | COVER SHEET |
| C2 | NOTES |
| C3 | PRELIMINARY PLAN |
| C4 | SITE GRADING AND DRAINAGE PLAN |
| C5 | UTILITY PLAN |
| PP1 | PLAN AND PROFILE |
| PP2 | PLAN AND PROFILE |
| DT1 | DETAILS |
| SW1 | SWPPP |



| <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | DATE | DESCRIPTION | | | | | | | <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____</p> |
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| <p>COVER TOWNHOMES 1525 N. WASHINGTON BLVD HARRISVILLE, WEBER, UTAH</p> | | | | | | | | | |
| <p>GARDNER ENGINEERING INCORPORATED 1525 NORTH WASHINGTON BLVD, HARRISVILLE, UTAH 84403 PHONE: 435.734.1234 FAX: 435.734.1235</p> | | | | | | | | | |
| <p>C1</p> | | | | | | | | | |

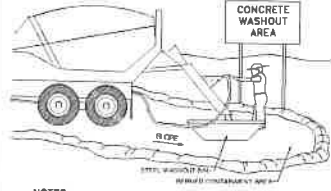
- ### EROSION CONTROL NOTES
1. MATERIALS SHALL BE PLACED AT THE PROPOSED LOCATION TO CONTROL AND MINIMIZE EROSION AND TO STABILIZE EXPOSED SOILS.
 2. SOIL STABILIZATION SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.
 3. EROSION CONTROL SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.
 4. EROSION CONTROL SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.



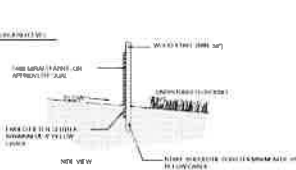
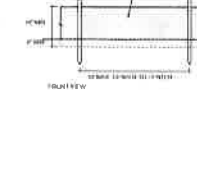
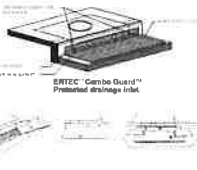
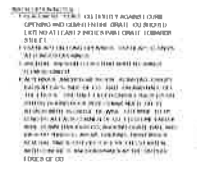
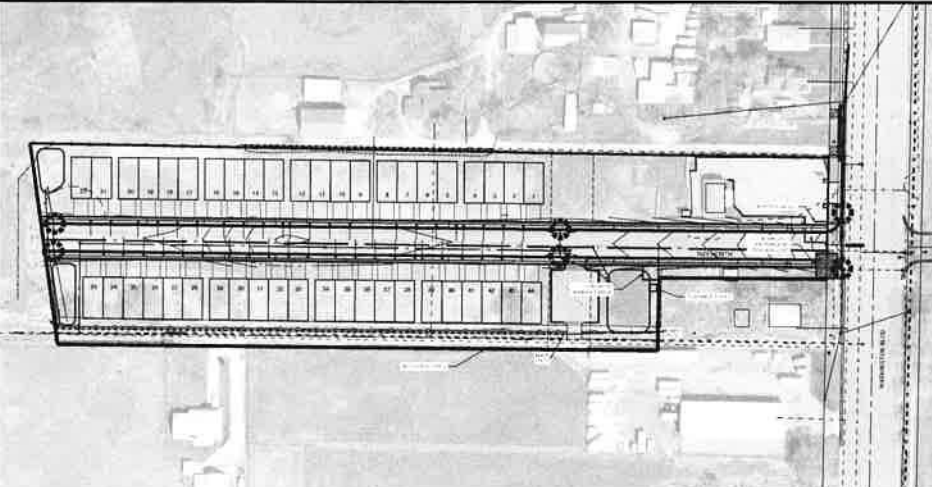
- ### ENTRANCE STABILIZATION NOTES
1. EROSION CONTROL SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.
 2. EROSION CONTROL SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.
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 4. EROSION CONTROL SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.

- ### STREET MAINTENANCE NOTES
1. STREET MAINTENANCE SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.
 2. STREET MAINTENANCE SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.
 3. STREET MAINTENANCE SHALL BE PROVIDED TO PROTECT EXPOSED SOILS FROM EROSION AND TO STABILIZE EXPOSED SOILS.

NOTE
CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS BEFORE TRAFFIC IS ALLOWED ON THE AREA.



- ### NOTES
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
 2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 3. FOR WASHOUT OF CONCRETE AND WASTE PRODUCTS ON SITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO BE FULFILLED AND WASTE WASHED SHALL BE PROVIDED.
 4. CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL OR APPROVED ALUMINUM.
 5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR OTHERWISE OPENED, PICKED UP AND DISPOSED OF PROPERLY.



11 INLET PROTECTION - OPTION 1

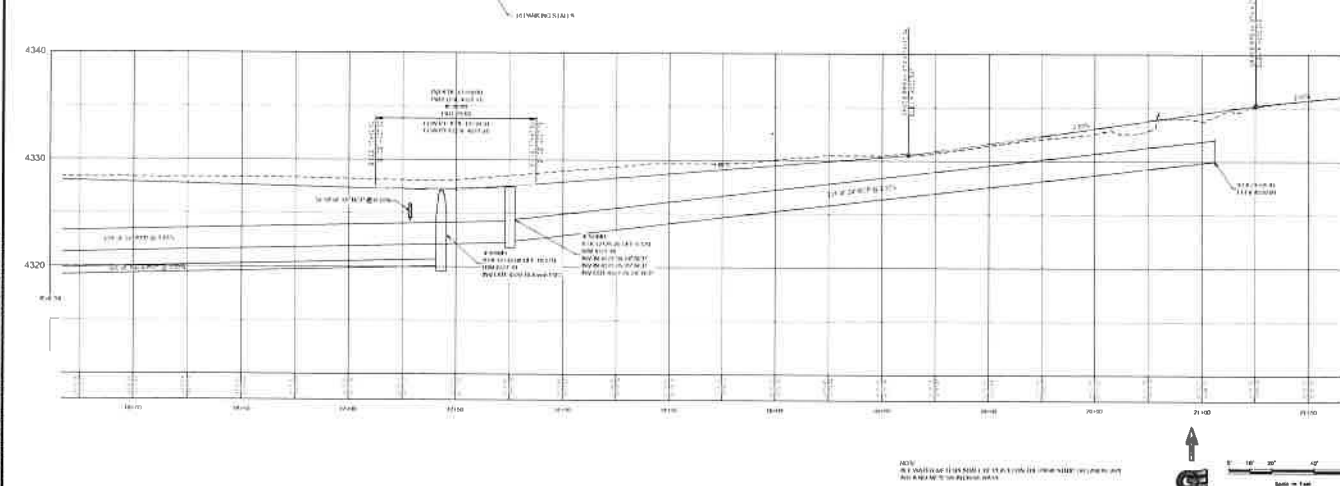
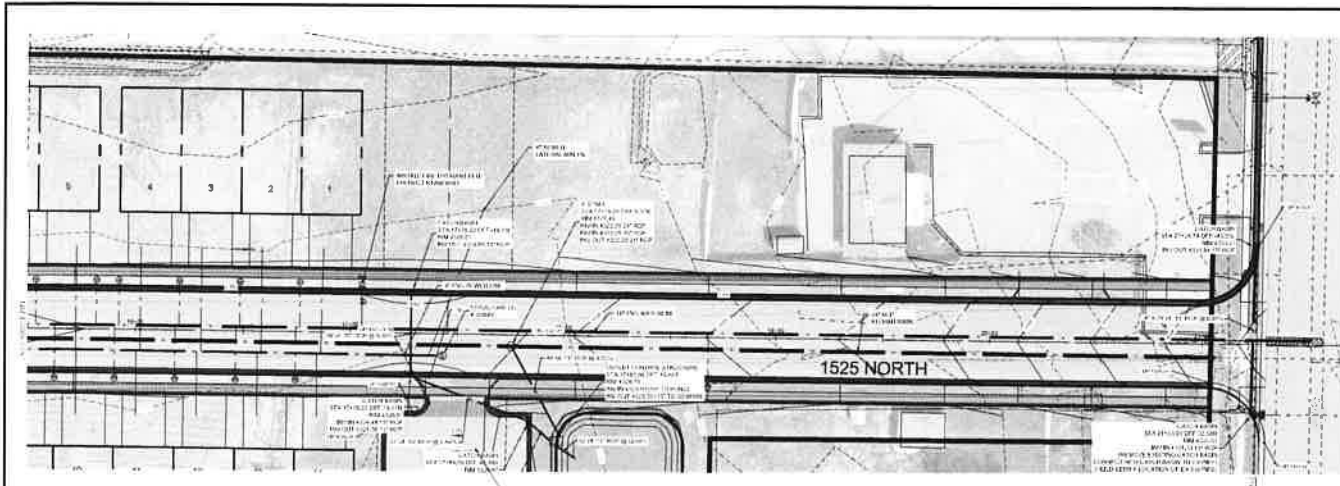


12 INLET PROTECTION - OPTION 2

2 SILT FENCE



| | |
|-------------|--------------------------|
| PROJECT NO. | 1525 N. WASHINGTON BLVD |
| DATE | 10/15/2014 |
| DESIGNER | GARDNER ENGINEERING |
| CLIENT | WPPH TOWNHOMES |
| LOCATION | HARRISVILLE, WEBER, UTAH |
| SCALE | AS SHOWN |
| DRAWN BY | SWI |
| CHECKED BY | |
| APPROVED BY | |



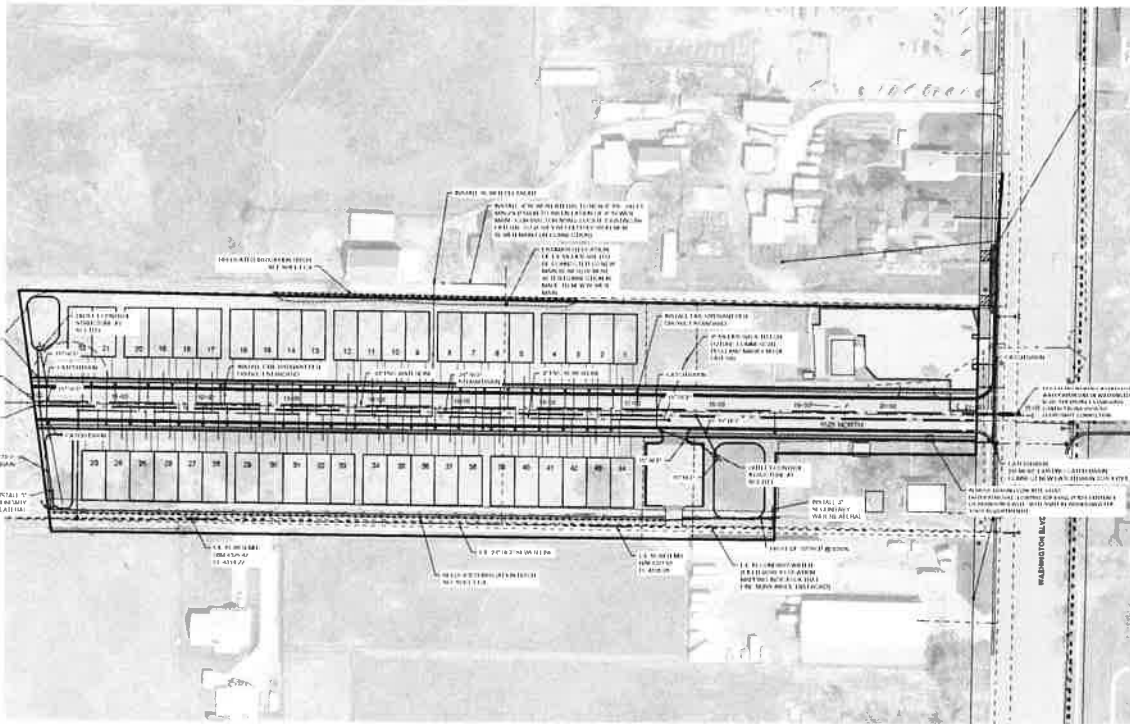
NOTE:
 ALL VERTICAL CURVES SHALL BE DESIGNED BY FORMER METHOD UNLESS NOTED
 AND A GRADE TO BE MAINTAINED.



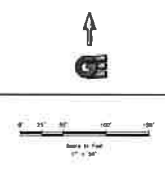
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GARDNER ENGINEERING
 ENGINEERING CONSULTANTS
 1525 N. WASHINGTON BLVD
 HARRISVILLE, WEBER, UTAH

PP2



NOTE:
 ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 SEE GENERAL NOTES ON DRAWING SHEET C5.



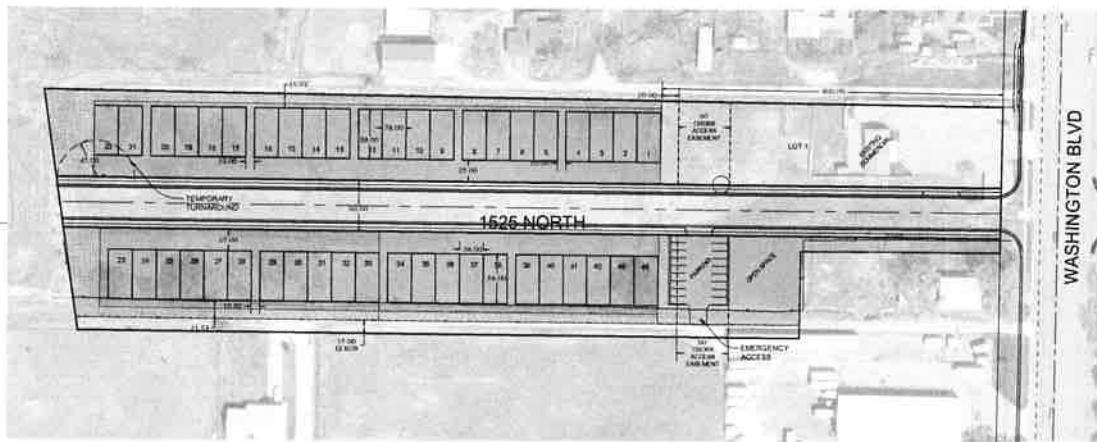
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GARDNER ENGINEERING
 INCORPORATED
 1525 N. WASHINGTON BLVD
 HARRISVILLE, UTAH

UTILITY PLAN
TOWNHOMES
 1525 N. WASHINGTON BLVD
 HARRISVILLE, WEBER, UTAH

G5

1525 WASHINGTON BLVD OVERALL PLAN



PRELIMINARY:

- TOWNHOUSE CONCEPT
- 44 UNITS - UNITS SHOWN AS 28' x 58' (2 CAR GARAGE)
- 25' SETBACKS FROM 1525 NORTH

PER ORDINANCE NO. 491

1. COMMERCIAL ALONG FRONTAGE OF WASHINGTON BLVD IS 400' DEEP, MEASURED FROM THE RIGHT OF WAY.
2. EACH UNIT IS PLANNED FOR TWO CAR GARAGE.
3. DRIVEWAYS AT EACH UNIT ARE SIZED TO ACCOMMODATE GUEST PARKING. (2 PARKING STALLS PER DRIVEWAY)
4. CONCEPT SUMMARY:

| NO. OF UNITS | TOTAL AREA | | TOTAL BLDG. AREA | TOTAL OPEN SPACE | TOTAL LOT AREA | TOTAL LOT AREA |
|--------------|----------------------|--------------------|------------------|------------------|----------------|----------------|
| | BLDG. AREA (SQ. FT.) | LOT AREA (SQ. FT.) | | | | |
| 44 UNITS | 11,112 | 13,444 | 11,112 | 2,332 | 13,444 | 13,444 |
| TOTAL | 11,112 | 13,444 | 11,112 | 2,332 | 13,444 | 13,444 |

* BLDG. AREA PER UNIT IS 253 SQ. FT. (28' x 58')

** TOTAL LOT AREA PER UNIT IS 306 SQ. FT. (28' x 58' + 20' x 20')

| NO. OF UNITS | TOTAL BLDG. AREA (SQ. FT.) | TOTAL LOT AREA (SQ. FT.) |
|--------------|----------------------------|--------------------------|
| 44 UNITS | 11,112 | 13,444 |
| TOTAL | 11,112 | 13,444 |



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OVERALL PLAN
TOWNHOMES
1525 N WASHINGTON BLVD
HARRISVILLE, WEBER, UTAH

GARDNER ENGINEERING
REGISTERED PROFESSIONAL ENGINEERS
 UTAH LICENSE NO. 23125-23126
 WEBER COUNTY LICENSE NO. 23125-23126



W2860351

EH 2860351 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
31-MAY-17 243 PM FEE \$14.00 DEP TN
REC FOR: T AND T COMMERCIAL SUBDIVISION

BOUNDARY LINE/FENCE LINE AGREEMENT

This "Boundary Line/Fence Line Agreement" is entered into between and among STEPHENS THOMAS PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY and SHARRON B. HILL, TRUSTEE, OF THE BRUCE HILL AND SHARRON B. HILL FAMILY TRUST DATED APRIL 20, 1995, or their successors in trust, adjacent property owners in North Ogden, Weber County, State of Utah.

Recitals: There currently exists a fence between adjoining parcels 140140029 and 140140030.

Deed lines of said parcels are in conflict with the existing fence line.

In consideration of the mutual promises, covenants, and conditions contained herein the parties hereto agree to the common boundary line described as follows:

AN EXISTING FENCE LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD AND SAID EXISTING FENCE LINE AT A POINT LOCATED SOUTH 01°10'38" WEST 2195.79 FEET ALONG THE MONUMENTED CENTERLINE OF SAID WASHINGTON BOULEVARD AND NORTH 90°00'00" WEST 66.03 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 1700 NORTH AND SAID WASHINGTON BOULEVARD; RUNNING THENCE ALONG SAID EXISTING FENCE LINE NORTH 89°05'27" WEST 1125.18 FEET TO THE POINT OF TERMINATION.

Stephens Thomas properties llc: Parcel Number 110140029

Sharron B Hill: Parcel Number 110140030

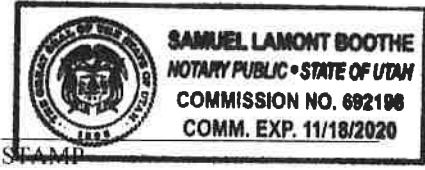
1. It is the intent of the parties that the foregoing described boundary line/fence line shall supersede all recorded deed descriptions and shall henceforth be the agreed to recorded deed line of the parties affecting their respective adjoining properties.
2. The parties agree that this boundary line agreement shall be recorded with the Weber County Recorder as evidence of their agreement, as set forth above.
3. The parties agree to execute any other documents which may be necessary to effectuate the foregoing.

STEPHENS THOMAS PROPERTIES LLC

Dated: 5-26-17 By: SHARRON B. HILL (BELLISTON)
PRINTED NAME TITLE

STATE OF UTAH)
 §
COUNTY OF WEBER)

On this 26 day of May 2017, personally appeared before me Sharon B. Hill, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she are the Trustee of STEPHENS THOMAS PROPERTIES LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Trustee acknowledged to me that said *Corporation executed the same.



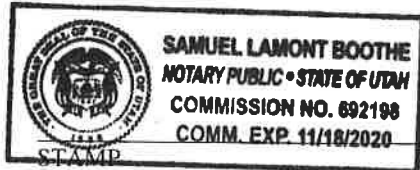
[Signature]
NOTARY PUBLIC

BRUCE HILL AND SHARRON B. HILL FAMILY TRUST DATED APRIL 20, 1995,

Dated: 5-26-17 By: Sharon B. Hill
SHARRON B. HILL, TRUSTEE

STATE OF UTAH)
 §
COUNTY OF WEBER)

On this 26 day of May 2017, personally appeared before me SHARRON B. HILL, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the TRUSTEES of BRUCE HILL AND SHARRON B. HILL FAMILY TRUST DATED APRIL 20, 1995,, and that said document was signed by him/her in behalf of said trust, and said SHARRON B. HILL acknowledged to me that said trust executed the same.



[Signature]
NOTARY PUBLIC

Stephens Thomas Properties

May 26, 2017

Sharon Belleston:

Notice of Fence install and requirement:

This letter is to establish and understanding for future fencing between Sharon Belleston property and Stephens Thomas Properties ground at 1525 North Washing Blvd.

The north fence line is currently Barb wire fence. Near Washington along the commercial portion of property there is Chain Link with Vinyl slates.

It is understood as development occurs on this property a 6' (six) foot Vinyl fence will be installed. This fence will be along the north property line from the existing chain link fence to the west property corner.

It is also understood that the builder of the project will be responsible to pay for the entire cost of said fence. Sharon Belleston will not be required to participate in the cost of this fence.

Stephens Thomas Properties

By:

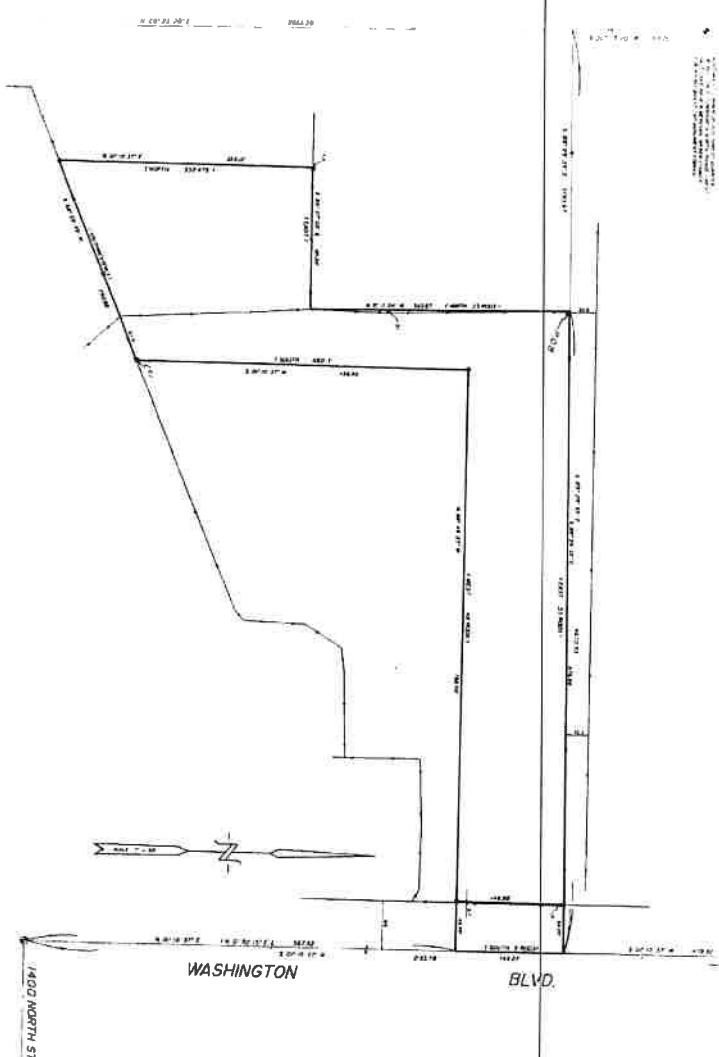
memo

GARDNER ENGINEERING

To: Regency Development
From: Klint Whitney
CC: Tyson Lund
Date: 7/7/2017
Re: 1525 North Subdivision

Comments: Below is a list of supporting documents and written explanation of how they were used in determining the boundary for the 1525 North Subdivision and Adjoining Properties.

1. Boundary Line Agreement Recorded as Entry number 1193099. This document was signed by Boyd and Margene Walters. Monuments used in the description of the Walters Property were found in place and the description represented in this document is the same as shown on the subdivision plat.
2. Quit Claim Deed Recorded as Entry # 1160376 (Walters Parcel 11-016-0026). The description in this deed contains calls that differ greatly from occupation. These deed calls were referenced and corrected in the above listed boundary line agreement.
3. Record of Survey Number 820 on file with the Weber County Surveyor and prepared by CLS also confirmed the location of the common property line between the Walters and the Subdivision. This survey also shows the double fence line and indicates that the fence along the South side of the Right-of-Way is indeed the Property line.
4. Record of Survey Number 2249 on file with the Weber County Surveyor and prepared by Hansen and Associates was used to determine boundary lines of properties North of the Proposed Subdivision.
5. The fact that there is a Right-of-Way in Place for the Walters to access their property acknowledges that ownership of the Walters property must fall on the South side of the lane.



LEGEND

- 1. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- 2. Lot 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
- 3. Lot 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300
- 4. Lot 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400



WASHINGTON BLVD.
1400 NORTH ST.

RECORDS SECTION
JANUARY 11, 1911

[Handwritten signatures and notes]

RECORDS SECTION
JANUARY 11, 1911

[Additional handwritten notes and signatures]



RECORDS SECTION
JANUARY 11, 1911

| | |
|-----------------|---------|
| SEARCHED | INDEXED |
| SERIALIZED | FILED |
| JAN 11 1911 | |
| RECORDS SECTION | |
| CITY OF CHICAGO | |



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

[Print this page](#)

| | | | | |
|----------------------|-----------------------|--------------------|---------------------------------|-------------------------|
| Current Taxes | Ownership Info | Tax History | Property Characteristics | Delinquent Taxes |
|----------------------|-----------------------|--------------------|---------------------------------|-------------------------|

Today's Date: 07/06/2017

[<--Back to Search](#)

Parcel # 11-014-0029

Ownership Info

| | |
|------------------|---|
| Owner | STEPHENS THOMAS PROPERTIES LLC |
| Property Address | 1529 N WASHINGTON BLVD HARRISVILLE 84404 |
| Mailing Address | 1983 N 1700 W FARR WEST UT 84021 |
| Tax Unit | 12 |

[View in Geo-Gizmo](#)

Plat Map

Plat Map Last Uploaded:
18 Apr 2017

- 11-014-1 [View PDF](#)
- 11-014-2 [View PDF](#)
- 11-014-3 [View PDF](#)

Prior Year Plats

Plats as of Dec 31st of each year

2016 - 11-014-1 [View PDF](#)

11-014-2 [View PDF](#)

11-014-3 [View PDF](#)

2015 - 11-014-1 [View PDF](#)

11-014-2 [View PDF](#)

11-014-3 [View PDF](#)

Dedication Plat

No Dedication Plats found

Current References

| Entry.# | Book | Page | Recorded Date |
|---------|------|-------------------------------------|---------------|
| 2833338 | | | 22-DEC-16 |
| | | Kind of Instrument WARRANTY DEED | |

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

** For Tax Purposes Only **

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 933.9 FEET, MORE OR LESS, EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 860 FEET, THENCE NORTH 0D48' EAST 85 FEET, THENCE EAST 234 FEET, THENCE NORTH 0D48' EAST 172.33 FEET, THENCE NORTH 89D25' WEST 1126.3 FEET TO A POINT NORTH 8D15' WEST OF THE PLACE OF BEGINNING, THENCE SOUTH 8D15' EAST 261.7 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 15 FEET, THEREOF, USED FOR RIGHT-OF-WAY PURPOSES.

84414

HARRISVILLE CITY
CONDITIONAL USE PERMIT APPLICATION

Petition Number: _____

Date: 5-18-17

Fee Amount: \$150.00

Receipt Number 14e97 - online payment
paid 6/1/17

Land Serial Number: _____

Owner of Record: Latonya Jackson

Petitioner: Latonya Jackson

Owner's Address: 384 W. 2300 N.

Petitioner's Phone Number 801 564-8596

Harrisville, UT 84414

Petitioner's Mailing Address: 384 W 2300 N.

Phone: 801-564-8596

Harrisville, UT 84414

Street address of property

Petitioner's e-mail crownbeautyllc@gmail.com

for which conditional use is requested

384 W. 2300 N.

Present zoning of property: Residential

Harrisville, UT 84414

Present Use of the property: residential

List any conditional uses previously granted for this property and the date they were approved:

A. _____

B. _____

C. _____

All previously granted conditional uses will be cancelled unless included with this petition.

PROPOSED CONDITIONAL USE OR USES FO THE PROPERTY:

1. visiting clientele for home occupation

2. _____

3. _____

This petition must be signed by the property owner or record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.

Petitioner: [Signature]

Date: 6/1/17

11-18-030. Review procedure:

1. Application for a conditional Use Permit shall be made at the city offices for consideration by the planning commission.
2. Detailed location, site, and building plan shall accompany the complete application forms provided by the city. For structures in existence, only a location and site plan need be provided.
3. The application together with all pertinent information shall be considered by the planning commission at its next regularly scheduled meeting.
4. Third party notice. The planning commission may provide third party notice in the form and manner specified by law or by the commission.