

HONEYVILLE CITY PLANNING COMMISSION MEETING NOTICE & AGENDA

Notice is hereby given that the **Regular Meeting** of the **Honeyville City Planning Commission** will be held on **Wednesday September 25, 2024**, at 7:00 p.m., in the Honeyville City Hall, 2635 West 6980 North, Honeyville, UT 84314. Interested citizens are invited to attend.

Call to Order – Laurie Hunsaker

Invocation & Pledge of Allegiance – Ty Walker

Conflict of Interest, if any:

Public Comment Period: Comments will be listened to with no action taken. Items needing action will be placed on next month's agenda by request. Individuals will be given 5 minutes to comment.

City Council Meeting Report – Chair Laurie Hunsaker:

A. Report:

Zoning Administrator Report – Kenny Funk:

A. Zoning Admin Report:

Discussion Items:

A. Define Junk Cars

Action Items:

- A. Vote on Vice Chair**
- B. Harper Haven Preliminary Subdivision Application**
- C. Text Amendment Suggestion for 10-31-2:E:3**
- D. Approval of Minutes: 08/28/24**

Agenda Items for Next Month:

ADJOURNMENT

Posted on honeyvillecity.org, Utah Public Notice Website, at City Hall and at the Honeyville City Post Office: 09/24/24



MEMORANDUM

To: Honeyville City

From: Dana Q. Shuler, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: Harper Haven Subdivision
Preliminary Plan Application Review

Date: September 23, 2024

An application for preliminary subdivision was received by us on September 11, 2024. The submittal contained a preliminary subdivision application, preliminary plans, preliminary drainage report, title report, and will serve letters from Dominion Energy and Rocky Mountain Power, and a feasibility letter from BRHD.

Preliminary Plat

10-5-10.D.2. Preliminary Plat Application Requirements:	Requirement met?
The name, address and telephone number of the applicant and the applicant's agent, if any, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.	Yes
Proposed changes to existing zoning, if any.	Yes
The proposed name of the subdivision.	Yes
Where the plat submitted covers only a part of the developer's land, or is part of a larger vacant area, the plat shall show the location of the subdivision as it forms part of a larger tract or parcel. In such case, a sketch of the prospective future street system of the unplanned parts shall be submitted and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.	n/a
Sufficient information to locate accurately the property shown on the plat.	Yes

10-5-10.D.2. Preliminary Plat Application Requirements:	Requirement met?
A boundary traverse map of the perimeter of the proposed subdivision. The surveying shall have an error of closure of not greater than one part in ten thousand (10,000). The boundary survey and traverse shall be certified by a land surveyor, registered to practice in the state of Utah.	Provided; not signed
A vicinity map, drawn at a scale not less than one inch equals two thousand feet (1" = 2,000'), showing the perimeter of the plat, access points, abutting subdivision outlines and names, and other relevant information within one-half (0.5) mile of the perimeter of the proposed plat.	Yes
Existing conditions:	
Location of existing on site wastewater disposal systems, sanitary sewer systems, storm drains, water supply mains, culinary or secondary water sources, storage facilities, water treatment facilities, and culverts within the tract or within five hundred feet (500') thereof.	Mostly; see comments below
Location, width, and other dimensions of proposed lots, streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public.	Yes
Location, principal dimension, and names of all existing or recorded streets, alleys, and easements, both within the proposed subdivision and within five hundred feet (500') of the boundary thereof, showing whether recorded or claimed by usage; the location and principal dimensions for all watercourses, including ditches, canals, and natural drainage channels, public utilities, and existing structures within the land and adjacent to the tract to be subdivided, including railroads, and exceptional topography.	Yes
Location of existing bridges, culverts, surface, or subsurface drainageways, areas subject to occasional flooding, marshy areas, swamps, utilities, buildings, pumping stations or appurtenances within the subdivision or within five hundred feet (500') thereof.	Mainly; drainage culverts may be lacking south of development
Location of the nearest elevation bench mark and survey control monument.	Yes
Landowners immediately adjoining the land to be subdivided and the boundary lines of adjacent tracts of unsubdivided land, showing ownership and property monuments.	Yes

10-5-10.D.2. Preliminary Plat Application Requirements:	Requirement met?
Existing contours at two foot (2') intervals for predominant ground slopes within the tract between level and five percent (5%) grade and five foot (5') contours for predominant ground slopes within the tract over five percent (5%) grade. Elevations shall be based on national geodetic survey sea level data. In cases of level topography through a subdivision, one foot (1') contours may be required.	Yes
Copies of any agreements with adjacent property owners relevant to the proposed subdivision and the substance of all other covenants, grants of easements or restrictions to be imposed upon the use of the land, buildings and structures.	None provided
Proposed development:	
Lot and street layout.	Yes; radii to be provided at corners
Dimension of all lots to nearest foot (which may be scaled values).	Yes
Total acreage of entire proposed subdivision.	Yes
Lots and blocks numbered consecutively.	Yes
Locations and identification of all existing and proposed public and private easements.	No, detention pond easement not shown.
Existing and proposed street names.	No
Street plans to show proposed grades, curb-gutter and sidewalks.	No; provide with final improvement plans.
Typical street cross sections.	Yes
Proposed water facilities, including pipe diameters, valve locations, fire hydrant locations, water sources, water rights, reservoirs, pumps and design calculations.	Yes, but water line design should be revised.
Excavation or grading of areas requiring in excess of three-foot (3') cuts or fills.	n/a
A site plan showing proposed dwelling locations and driveway locations for each lot where sensitive or special topographical and geologic conditions exist. The planning commission may determine, after review of the concept plan, that lot site plans are required because existing conditions merit more specific details or requirements for developing specific lots.	n/a

10-5-10.D.2. Preliminary Plat Application Requirements:	Requirement met?
Proposed storm sewer systems indicating pipe diameters, location of detention ponds, manholes, inlets and other pertinent appurtenances with the design calculations.	No discharge location provided; concerns over depth of detention pond versus receiving water depth; provide with final improvement plans.
Proposed on site wastewater facilities, including dimensioned locations of septic tanks, pump facilities and wastewater drain fields.	Not provided; provide with final plan and improvement drawings.
Approximate boundaries of areas subject to inundation or stormwater overflows or floods of an intensity estimated to occur with a return frequency of once every one-hundred (100) years.	n/a
The plat shall be drawn to a scale not less than one-inch equals one-hundred feet (1" = 100'), and shall indicate the basis of bearings, true north point, name of subdivision, name of city, township, range, section and quarter section, block and lot number of the property under consideration.	Yes
An affidavit that the applicant is the owner, the equitable owner or authorized by the owner in writing to make application for the proposed subdivision.	Yes
Sites, if any, to be reserved or dedicated for parks, playgrounds, schools or other public uses.	n/a
Sites, if any, for multi-family dwelling, shopping center, city facilities, industry or other uses, exclusive of single-family dwellings.	n/a
Proposed phases of development. All development and improvements to be continuous and contiguous to abutting developments.	Yes; 3 phases proposed
If required by the city engineer, a statement analyzing the environmental impact of the proposed subdivision prepared in accordance with generally recognized standards, as determined by the engineer.	n/a

During Concept Plan Consideration, Planning Commission shall determine whether the following requirements may be waived:

10-5-10.D.3 Where it is determined by the planning commission, after review of the concept plan, that one or more of the following requirements is not applicable to the subdivision under consideration, such requirements may be waived. Such waiver of requirement shall be made in writing with findings of fact substantiating the inapplicability of said requirements.	Requirement met or waived?
A minimum of ten (10) copies of the preliminary plan and one reproducible vellum or Mylar of each sheet comprising the preliminary plan. One additional print is required when the property being subdivided abuts a state highway.	Not provided, but not recommended
If services are to be provided by an entity other than the city, a letter from the entity shall be submitted stating the entity has the capacity to provide the required service and including conditions upon which the service will be provided.	Will serve letters provided
A letter from each utility company involved addressed to the planning commission, stating that the company has reviewed the plat and setting forth their comments concerning the extent of services and the design of utility easements. The plat as approved by the utility company shall be initialed by an official of the company and furnished to the planning commission.	Not provided, but not recommended
Statement of the estimated starting and completion dates for each phase of development, including the grading work proposed and any landscape work that may be required.	Not provided, but not recommended
A certificate of title insurance for land to be dedicated to the city.	Requirement not met
Trust agreement for perpetual care funds, if applicable.	n/a
A copy of proposed protective covenants, articles of incorporation, association or condominium regulations, bonds and guarantees, if applicable.	n/a
Appropriate supporting documents showing potable water will be available to the developer in the quantities required by local or state codes.	Confirmed by City Engineer via water model
Where applicable, supporting documents showing the Bear River health department has approved the subdivision and all lots contained therein for on-site wastewater disposal systems.	Letter provided
Estimated construction cost and proposed method of financing all improvements, including streets and related facilities; water facilities; sewage facilities; storm drainage facilities; electrical distribution system; and all such other utilities as may be necessary.	Provided

10-5-10.D.3 Where it is determined by the planning commission, after review of the concept plan, that one or more of the following requirements is not applicable to the subdivision under consideration, such requirements may be waived. Such waiver of requirement shall be made in writing with findings of fact substantiating the inapplicability of said requirements.	Requirement met or waived?
Evidence that the applicant has sufficient financial capability and adequate control over the land to complete the proposed subdivision.	Not provided
Fiscal impact study, if required by the planning commission.	Not provided, but not recommended
Names and addresses of owners within three hundred feet (300') of the subdivision.	Not provided
Soils report prepared by a registered civil engineer, soil engineer or engineering geologist, that certifies to the types of soils, the geologic hazards, development restrictions and suitability of the area for subdivision development.	Not provided

10-5-10.D.4 The planning commission shall determine from the review of the preliminary plan the need for an environmental impact analysis, which takes into account the soil, slope, vegetation, drainage and other geological characteristics of the site.	Staff Recommendation to Planning Commission
If development of the subdivision site requires substantial cutting, clearing, grading or other earthmoving operations or will otherwise create, augment, or expand an erosion or other geologic hazard, the planning commission shall require the developer to provide soil erosion, geological hazard, and sedimentation control plans and specifications.	Not recommended
Such control plans and specifications shall be prepared by a qualified professional engineer with the cost of preparation of such plans and specifications being borne by the subdivider.	Not recommended

10-5-10.E. Approval Standards	Staff Recommendation to Planning Commission
The planning commission shall approve a preliminary plan which the commission finds:	

10-5-10.E. Approval Standards	Staff Recommendation to Planning Commission
To be developed in accordance with the intent, standards and criteria specified in this title, the master street plan, the master plan and all other applicable local regulations.	Conditional; see additional comments below
To be in conformance with the approved concept plan.	Yes
That the development will not create a financial obligation for the city.	Recommend
That the development will not create an environmental impact which will adversely affect the health, safety and welfare of the inhabitants of the city.	Recommended
When the general plan indicates a public facility or facilities are to be located within the boundaries of a proposed subdivision, the developer shall reserve a site appropriate in area and location for such public facility. Such site shall be reserved by the developer for a period of not to exceed one year from the date of preliminary plan approval to provide the appropriate public agency an opportunity to purchase the site. A determination by the planning commission to require such a reservation by a developer shall be made in writing and shall state the reasons for such requirements.	Master planned road provided

Additional Comments:

1. Water line along Calls Fort Road shown to terminate at new north-south road. Does the City want it extended to the railroad tracks to accommodate future westward development?
2. Subdivision is planned for 3 phases. First final plat should identify Phase 1 lots only with remainder parcel. It should be noted that final plats are subject to the ordinances and standards in effect at the time of each phase's final application.

Staff Recommendation:

Staff recommends granting Approval with the following conditions:

1. ROW lines at street intersections should contain 15-ft radii (10-31-2.D.2).
2. Temporary turnarounds should meet City Standards (108' diameter).
3. UDOT has requirements for access to/from SH 38. This must be addressed to the satisfaction of UDOT.
4. Provide Geotechnical Report.
5. Detention pond ownership, operation, and maintenance should be identified.
6. Due to phased development, drainage improvements should be made under phase 1 (10-31-2.F). Easements should be provided for all improvements in remainder parcel.

If you have any questions, please feel free to contact me.

HONEYVILLE

Preliminary Plan Application

Project/Subdivision Name: Harper Haven

Approx. Location: Approximately 5800 N Hwy 38, Brigham City, UT 84302

Parcel Number(s): 04-026-0043 Total Acres: 35.44 Acres

Current Zone:

RR-1
A-5A

 Number of Lots: 10 Number of Lots Per Acre: .282167

Number of Phases: 3 Estimated Time Frame for Completion of All Phases: 3-5 Years

Contact Information

Developer: David & Chelsea Yates, Brandon & Bailey Broadhead

Company Name: Harper Haven, LLC

Address: 445 W 2850 S, Perry UT 84302

Phone: 435-225-2899 Email: dtctyl1c@gmail.com

Engineer: Jason Thomson, PE

Company Name: JT Engineering, PC

Address: 7886 S 2325 E, South Weber, UT 84405

Phone: 801-866-7702 Email: jason@jtenqpc.com

Property Owner: Harper Haven, LLC

☒ Check Here if Same as Developer

Address: _____

Phone: _____ Email: _____

**Preliminary Plan Requirements
(Ordinance 10-5-10)**

- ☒ Complete all conditions/requirements from the Concept Plan Meeting
- ☒ Ownership Affidavit
- N/A ☐ Agent Authorization (if Developer is different from Property Owner)
- ☒ Current Title Report
- N/A ☐ Signed easements/agreements with adjacent property owners (if applicable)
- N/A ☐ Draft of Covenants, Conditions, and Restrictions (if applicable)
- N/A ☐ Draft of any applicable Agreement
- ☒ Will-Serve letters from Utility Companies stating approval of Preliminary Plan
- ☒ A written statement from the Bear River Health Department regarding on-site wastewater disposal (if applicable)
- N/A ☐ A written statement from the Army Corps of Engineers regarding wetland mitigation (if applicable)
- ☒ Storm Drain Calculations
- ☒ Geotechnical Report (where applicable) *IN PROCESS. AVAILABLE IF REQUESTED.*
- N/A ☐ Environmental Impact Assessment (where applicable)
- N/A ☐ Fiscal Impact Study (where applicable)
- ☒ Construction Cost Estimate
- ☒ Preliminary Plan Drawings - One full sized (24" x 36"), one reduced (11" x 17"), and one electronic PDF form shall be submitted of the following (the top of the sheet should face up or to the right)

Information to Include on all Drawings: This is in addition to information required by concept plan application, and is not limited to the following:

o **General**

- Plat and Drawings shall be prepared in the same format as the final plat and shall include the following instruments to be signed:
 - o Developer's Engineer and/or Surveyor's Signature and seal
 - o Owner's approval
 - o Planning Commission approval
 - o City Engineer's approval
 - o District Sanitarian's approval (where applicable)
- The approved name of the subdivision and the words "Preliminary Plat – Not to be Recorded" listed on each page
- Written indication of design criteria to be used in design of improvements
- Dimensions shown in feet and decimals
- Drawn to scale of not less than one-inch equals one hundred feet
- Bearings shown in degrees, minutes, and seconds
- True North point
- City, Township, Range, Section and Quarter Section, Parcel Information
- Location of the nearest elevation benchmark and survey control monument

- Location of property monuments for adjacent tracts of land, include ownership information
- Contours
 - Two-foot intervals for predominant ground slopes between level and 5% grade
 - Five-foot intervals for predominant ground slopes greater than 5% grade
 - One-foot intervals for level topography (where applicable)
- Existing
 - Existing Conditions Inventory (*See City Code 10-17-3*)
 - Location and sizes of the following found in and within 500 feet of the proposed development:
 - Wastewater disposal systems
 - Sanitary sewer
 - Storm drain (including detention basins)
 - Water supply mains
 - Culinary water sources
 - Secondary water sources
 - Storage facilities
 - Water treatment facilities
 - Culverts within the tract
 - Water courses (natural or man-made)
 - Location, dimension, and names of all streets, alleys, easements found in and within 500 feet of the proposed development
 - Location of bridges, culverts, surface or subsurface drainageways, areas subject to occasional flooding, marshy areas, swamps, utilities, building, pumping stations or appurtenances found in and within 500 feet of the proposed development
 - Boundaries of areas of subject to flooding or storm water overflow (based on an intensity estimated to occur with a return frequency of every 100 years)
 - Width and direction of flow of all watercourses
 - Include existing and proposed irrigation and natural runoff channels/courses
- Proposed
 - Location, proposed names, widths and typical cross section of streets, curbs, gutter, sidewalks, and other improvements of proposed street right-of-ways and access easements
 - Lot layout and dimensions with type of use defined (single family, multi-family, etc.)
 - Buildable area identified (*See City Code 10-22-6*)
 - Lots and blocks numbered consecutively
 - Site plan for proposed dwelling locations and driveways for each lot within a special topographical and geological condition exist
 - Dimensions and locations of all existing or proposed dedications, easements, and deed restrictions
 - Phase lines (where applicable)

- Sites reserved or dedicated for parks, playgrounds, schools, or other public uses (where applicable)
- Water Facilities
 - Pipe type(s), diameter(s), minimum cover
 - Valve locations
 - Fire hydrant locations
 - Water sources
 - Water rights
 - Reservoirs
 - Pumps and design calculations
- Storm Sewer Systems
 - Pipe type(s), diameter(s), minimum cover
 - Location of detention ponds
 - Manholes
 - Inlets
 - Other appurtenances with design calculations
- On-Site Wastewater Facilities
 - Dimensioned locations of septic tanks
 - Pump facilities
 - Wastewater drain fields
- Location of any foregoing improvements that may be required to be constructed beyond the boundaries of the subdivision (as appropriate)
- Type and size of fencing shown along canals, waterways, and agricultural land
- Location of excavation or grading areas requiring an excess of three-foot cuts or fills

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City.

**Complete applications must be submitted two (2) weeks prior to the regularly scheduled Planning Commission meeting.

Applicant Certification Preliminary Plan

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my knowledge and belief. I also certify and agree:

- I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application.
- I understand that Honeyville City may rescind any approval or take any other legal or appropriate action for information or representations submitted that is incorrect or untrue.
- I have reviewed the applicable sections of the Honeyville Municipal Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.
- To pay all fees associated with this project as assessed by the current adopted Consolidated Fee Schedule, as well as any fees associated with any City Consultant (e.g. engineer, attorney.)
- The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11).
- To allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Developer's Signature:  Date: 9/9/2024

Property Owner's Signature:  Date: 9/9/2024

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Developer's Signature: Chelsea Yates Date: 9/9/24

Property Owner's Signature: Chelsea Yates Date: 9/9/24

Updated August 2020

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Developer's Signature: B. R. B. Date: 9/10/2024

Property Owner's Signature: B. R. B. Date: 9/10/2024

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Developer's Signature:

Bailey Broadhead

Date: 9/10/2024

Property Owner's Signature:

Bailey Broadhead

Date: 9/10/2024

Agent Authorization

NOT REQUIRED

State of Utah)

County of _____)

I/We , the sole owner(s) of the real property located at _____,

Honeyville, Utah, hereby appoint _____ as my/our

Agent with regard to this application affecting the above described real property, and authorize

said Agent to appear on my/our behalf before any city commission, board or council

considering this application.

Dated this _____ day of _____, 202_____

Signed: _____
Property Owner

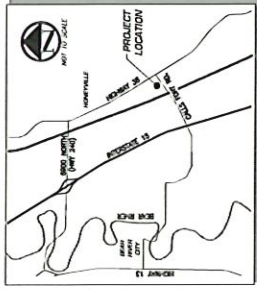
Property Owner

Subscribed and sworn to before me on this _____ day of _____, 202_____

Notary Public

HARPER HAVEN - PRELIMINARY

LOCATED IN THE SE-1/4 OF SECTION 9, SW-1/4 OF SECTION 10, AND NE-1/4 OF SECTION 16
TOWNSHIP 36 NORTH, RANGE 11 EAST
SALT LAKE BASE, MERIDIAN
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

#	SHEET	TITLE
1	COVER SHEET	
2	ALTA/NSRS LAND TITLE SURVEY	
3	ALTA/NSRS LAND TITLE SURVEY	
4	ALTA/NSRS LAND TITLE SURVEY	
5	PRELIMINARY PLAT	
6	SITE PLAN	
7	UTILITY PLAN	
8	GRADING & DRAINAGE PLAN	

PROJECT DATA

PHASE 1:	4,217
LOTS:	4
PHASE 2:	15,611
LOTS:	3
PHASE 3:	15,740
LOTS:	3
TOTAL LOTS:	10
TOTAL ACREAGE:	35,568

CIVIL ENGINEER

JT ENGINEERING, PC
7885 SOUTH 2025 EAST
SOUTH WINDY, UTAH 84405
CONTACT: JASON THOMPSON, PE
(801) 565-7702

DEVELOPER

HARPER HAVEN, LLC
CONTACT: DAVID YATES
(435) 225-2699

PROJECT BENCHMARK
NAD83 UTM ZONE 12N
SALT LAKE BASE, MERIDIAN
COUNTY MONUMENT, IN. (100W)
NAD83 UTM ZONE 12N
EASTING = 100,000
NORTHING = 4,302,000
ELEVATION = 4,375.11'



FOR REVIEW



DATE	DESCRIPTION

HARPER HAVEN - PRELIMINARY SUBMITTAL
COVER SHEET
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH

SHEET NO.	CV1
DATE	08/11/2024
BY	JT
CHECKED BY	JT

1 of 8

Know what's below.
Call 811 before you dig.
811
UNIVERSITY OF UTAH
SALT LAKE COUNTY
www.811utah.org
1-800-662-4111

#	Date	Description

HARPER HAVEN - A.P.N. 04-026-0043

SHEET 5575 ARCH D
SCALE: 1" = 400'
DRAWN BY: JHT
CHECKED BY: WOL
JTE PROJECT No: 240422

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE HIGH MINNESOTA STANDARD OF MEASUREMENTS FOR ALTA'S LAND TELL SURVEYS, JANUARY 1924, AND WAS CONDUCTED BY ALTA AND NPLS, AND INCLUDES ITEMS 2, 3, 4, 5, 11(a), AND 13 OF TABLE 1, HEREIN. THE FIELD WORK WAS COMPLETED ON APRIL 25, 1924.

DATE OF MAP, SEPTEMBER 3, 1924

BY: HARRY HAYES, ILLC
 23 PHELPS-JACKSON LAND TELL COMPANY

WILLIS D. TONG
LACONIC NO. 127049888

GENERAL NOTES:

1) THE SUBJECT IS INDEXED UNDER THE ISSUING OFFICE FILE NO. PH15854, DATED 2/17/71, NEW YORK, NEW YORK, AND IS BEING FORWARDED TO YOU FOR YOUR INFORMATION.

LEGEND, SYMBOLS, AND ABBREVIATIONS

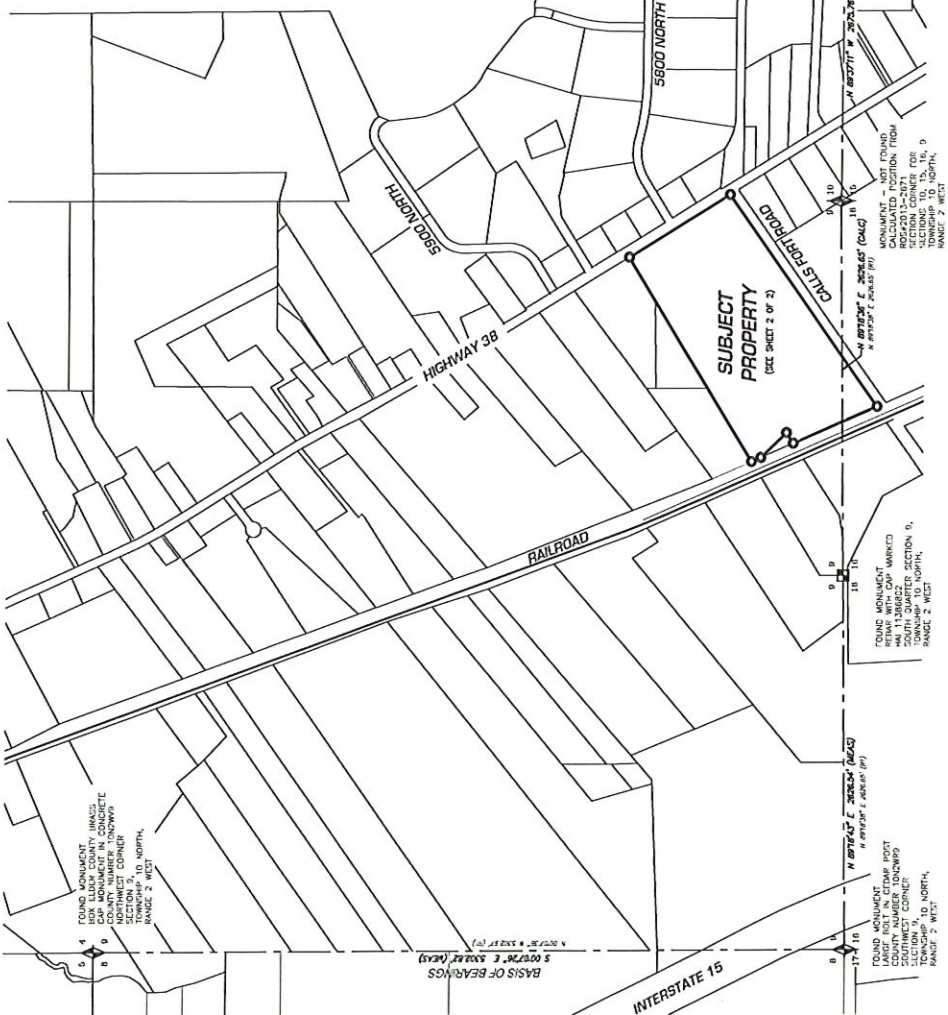
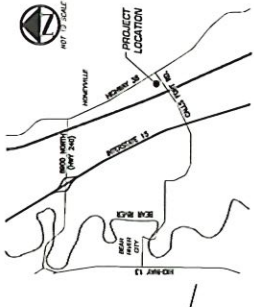
[illegible]

SURVEYORS NARRATIVE:

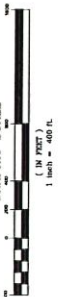
AT THE REQUEST OF HARBO HAGEN, LLC, A SURVEY WAS PERFORMED IN CONFORMANCE WITH THE MASSACHUSETTS STANDARDS FOR AN ALLIANCE LAND TITLE SURVEY. THE SUBJECT PROPERTY IS COMBINED WITH THE REMAINING INTEREST IN THE PARCEL, AS REQUIRED IN THE COMMENT FOR TITLE INSURANCE (SEE GENERAL NOTE 1). THE AS-SUMED RECOGNITION WAS PREPARED TO DESCRIBE THE PROPERTY BOUNDARY DATED FROM THE FIRST AVAILABLE EVIDENCE COLLECTED IN THE FIELD AND IS SUPPORTED BY PHYSICAL FEATURES CURRENTLY SHOWN UPON AS THE PROPERTY LINE.

BASIS OF BEARINGS:

THE REMAINS SOUTH 1037'28" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 10 NORTH RANGE 2 WEST, SALYER HALL AND MARIETTA TO THE SOUTHWEST CORNER OF SECTION 11, AS MEASURED AND SHOWN HEREON, WAS USED AS THE BASIS OF REVENUE FOR 1953.



GRAPHIC SCALE



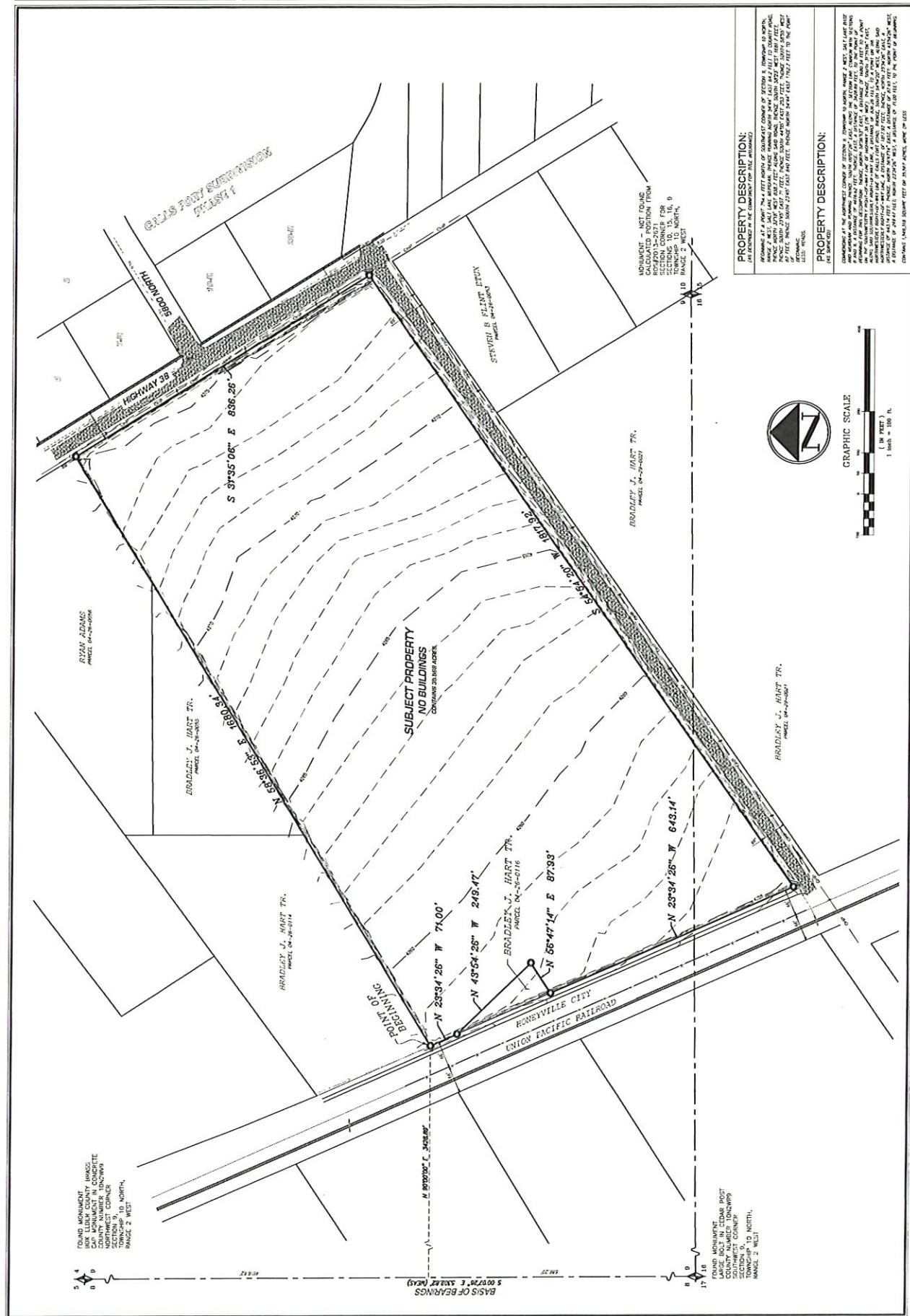
FOUND MONUMENT
BOX ELDER COUNTY BRASS
CAP MONUMENT IN CONCRETE
COUNTY NUMBER 10N2W17
SOUTHEAST CORNER
SECTION 10,
TOWNSHIP 10 NORTH,
RANGE 2 WEST

FOUND MOVEMENT
REFLECT WITH ALUMINUM CAP
COUNTY NUMBER 10N2W15
SOUTH QUARTER SECTION 10
TOWNSHIP 10 NORTH,
RANGE 2 WEST

MONUMENT - NOT FOUND
CALCULATED POSITION FROM
RO5#2013-2071
SECTION CORNER FOR
SECTIONS 10, 15, 16, 0
TOWNSHIP 10 NORTH,
RANGE 2 WEST

UND MONUMENT
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11386802
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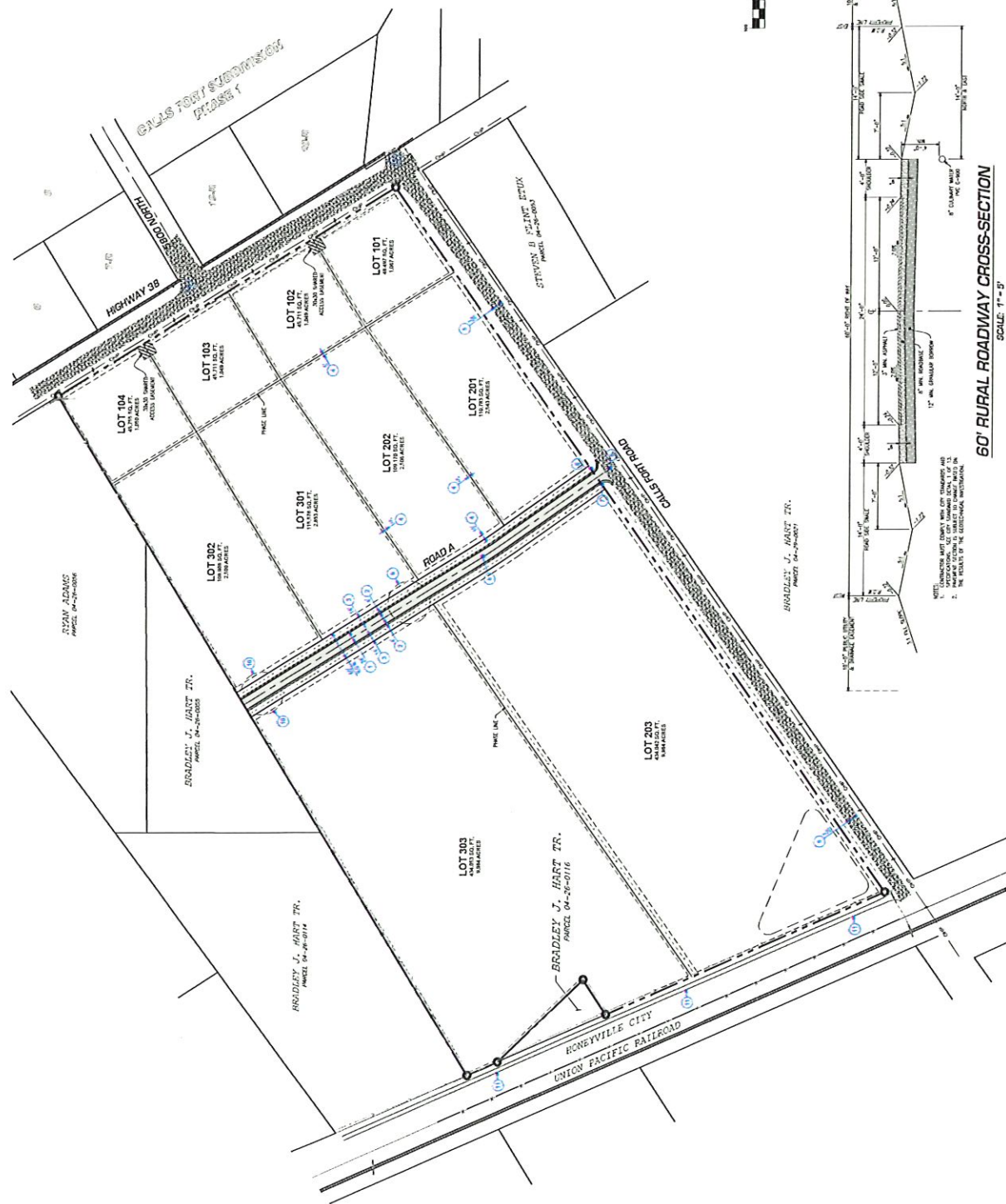
FOUND MONUMENT
LARGE HOLT IN G
COUNTY NUMBER
SOUTHWEST CORN
SECTION 9,
TOWNSHIP 10 NO
RANGE, 2 WEST



(IN FEET)
1 inch = 100 ft.



SITE PLAN

[illegible][illegible]

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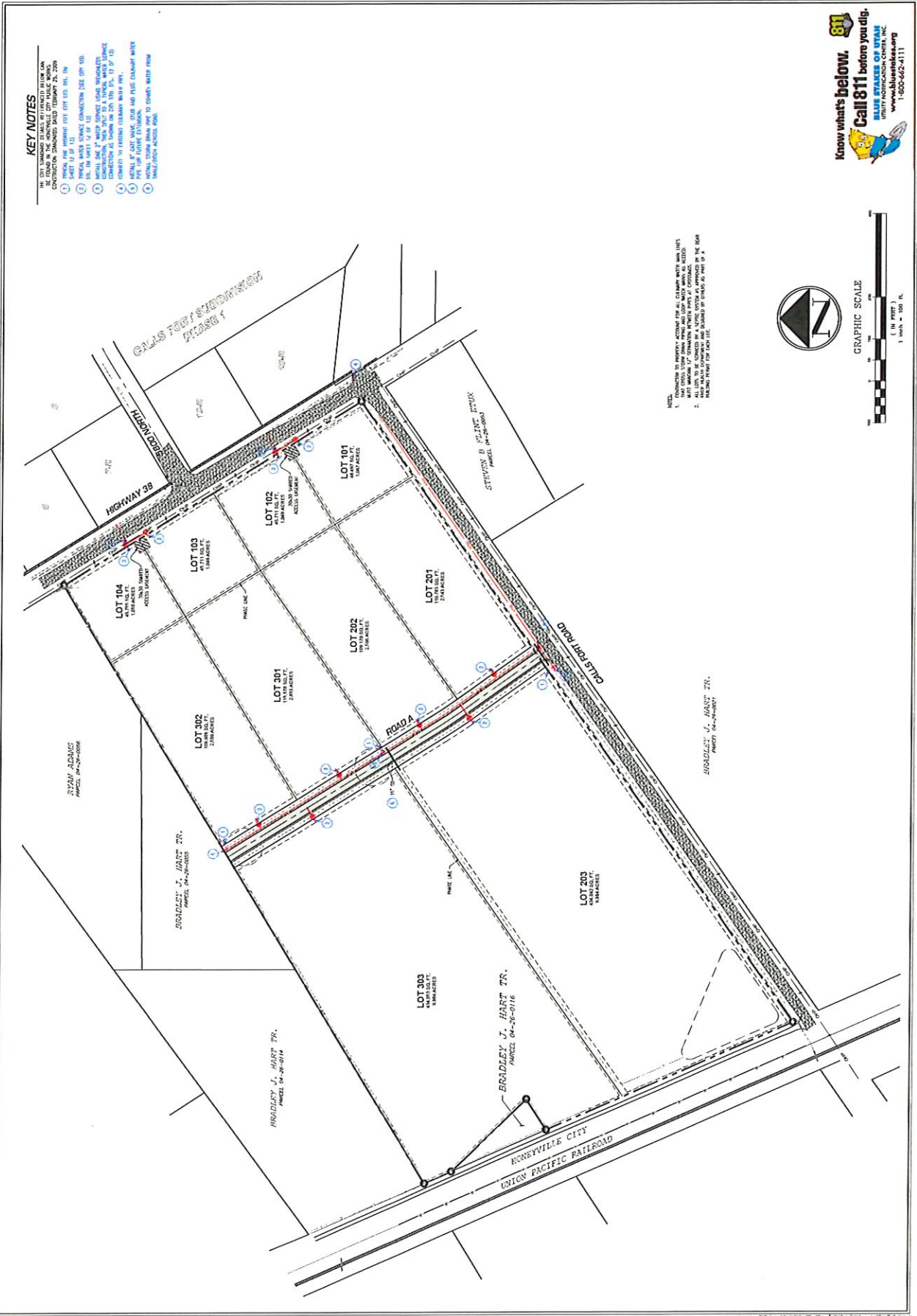
No. 44842-2525
 JAMES L. HARRIS
 CIVIL ENGINEER
 EXPIRATION
 01/17/2016

NO.	DATE	BY	DESCRIPTION
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2			
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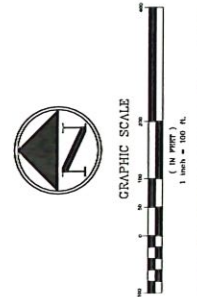
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH
UTILITY PLAN
 HARPER HAVEN - PRELIMINARY SUBMITTAL

PROJECT NO.	44842-2525
H. SCALE NO.	
V. SCALE NO.	
DATE: 08/11/2014	
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SHEET NO.
UT1
 7 of 8



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NOTES:
 1. THE UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. THE UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



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DATE	BY	DESCRIPTION
10/1/2009	JF	GRADING PLAN

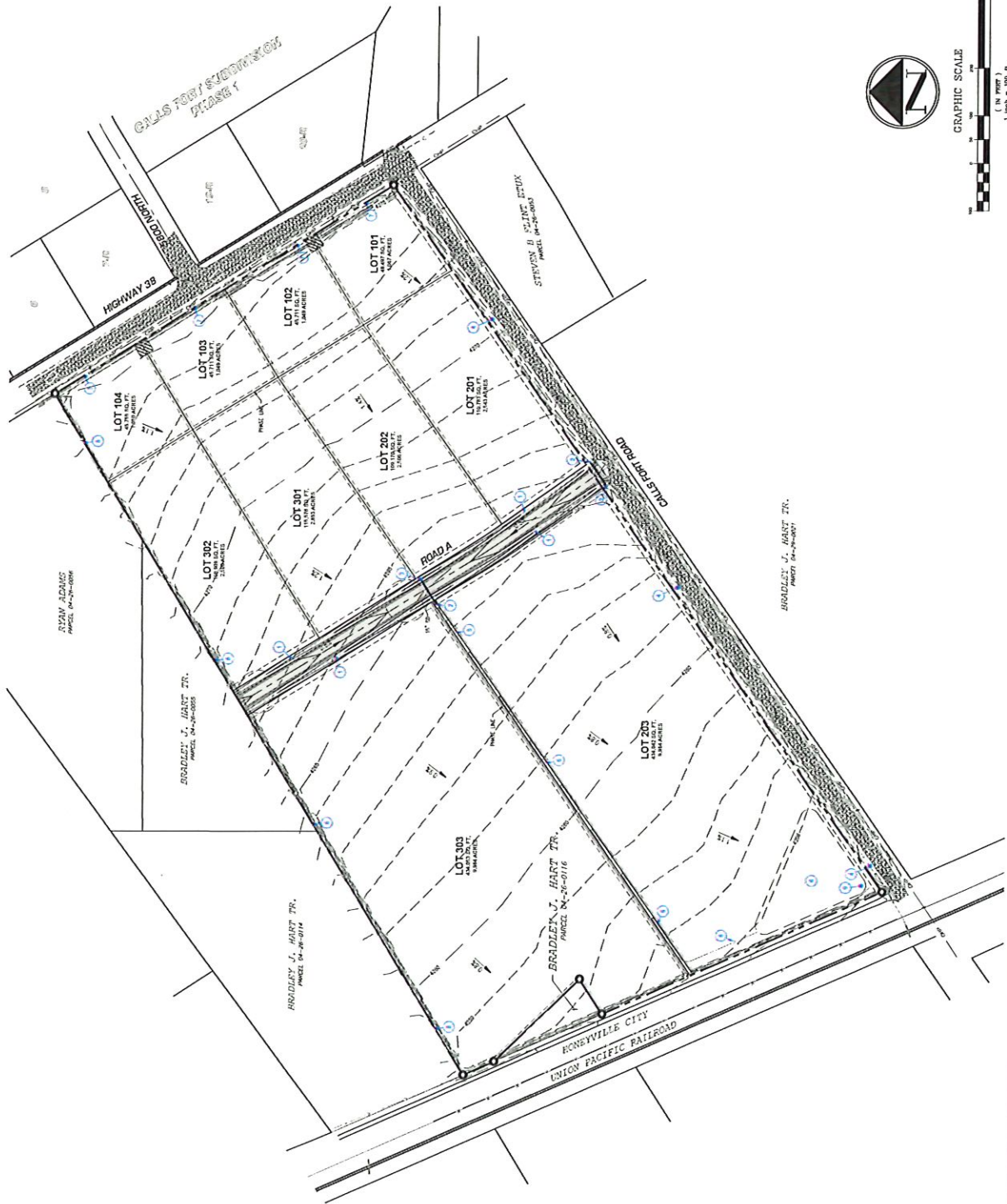
HARPER HAVEN - PRELIMINARY SUBMITTAL
GRADING PLAN
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH

SHEET NO. 811
H. SCALE NO. 1
V. SCALE NO. 1
DATE: 10/1/2009
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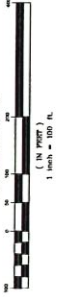
SHEET NO. GP1
811 of 811

KEY NOTES

1. ALL ELEVATIONS SHOWN ARE BASED ON THE DATUM OF 3610.0 FEET MSL. ALL ELEVATIONS SHOWN ARE BASED ON THE DATUM OF 3610.0 FEET MSL.
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GRAPHIC SCALE



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PRELIMINARY DRAINAGE STUDY



9/11/2024

HARPER HAVEN

Located in the SE-1/4 Section 9, SW-1/4 Section 10, and the NE-1/4 of
Section 16, Township 10 North, Range 2 West

Prepared by:

Jason Thompson, PE
JT Engineering, PC
7886 South 2325 East
South Weber, Utah 84405



PRELIMINARY Drainage Study

HARPER HAVEN

1. GENERAL DESCRIPTION

This property of approximately 36.6 acres and is vacant land that is farmed and planted with hay and alfalfa. The project is bounded by Highway 38 on the northeasterly side, Calls Ford Road on the Southeasterly side, a dirt road and railroad track on the southwesterly side, and vacant land on the northwesterly side.

The existing ground gradually slopes downward to the southwest with grades ranging between 1% and 2%. Drainage sheet flows across the site. There is a ditch along the northwesterly and southwesterly property lines. The northwesterly ditch flows southwesterly and the southwesterly ditch flows southeasterly towards Calls Fort Road. Drainage then continues southwesterly along Calls Fort Road and across the railroad tracks through a combination of pipe culverts and open ditches.

A swale and ditch currently parallels Highway 38 along the northeasterly boundary. The ditch is used to irrigate the subject property. It is anticipated that drainage from Highway 38 will flow southeasterly towards Calls Ford Road and then southwesterly along the north side of Calls Fort Road.

2. PROPOSED ON-SITE DRAINAGE

The proposed development for this site consists of single family detached buildings. Phase 1 consists of four (4) 1-acre lots. Phase 2 consists of two (2) +2.5-acre lots and one (1) ~10-acre lot. Phase 3 consists of two (2) +2.5-acre lots and one (1) ~10-acre lot. It is anticipated that no storm drainage improvements are needed for Phase 1 except for the improvement of a road side swale, as needed, along Highway 38 to convey drainage from the highway towards Calls Fort Road. When Phase 2 is constructed, a detention basin will be built on Lot 203. This basin will discharge into the existing ditches along the southwesterly side of the property and be conveyed through existing ditches and pipe culverts to the west across the railroad tracks at rates not to exceed the historic flow discharged from the site. Said basin will be constructed large enough to capture the future drainage from Phase 3.

3. CALCULATIONS

Runoff calculations are performed as described below and provided in the attached Tables. The 100 year, 24-hour storm event was used to size the detention basin.

3.1 DESIGN STORM CRITERIA

Intensities used in this study area are taken from the National Weather Service's Precipitation Frequency Data Server and are attached hereto. These intensities for the 100-year storm are as follows:

Precipitation Intensity Estimate (in/hr)

5 min	6.31
10 min	4.80
15 min	3.97
30 min	2.67
60 min	1.65
120 min	0.947
3 hr	0.669
6 hr	0.392
12 hr	0.246
24 hr	0.158

3.2 STORM DRAINAGE GENERATION

The storm drain analysis is completed using the rational method, using the rational formula:

$$Q = C * i * A$$

Where;

Q = Design flow in cubic feet per second (cfs)

C = Runoff coefficient. Represents percent of precipitation that will contribute as runoff.

i = Rainfall intensity in inches per hour (in/hr)

A = Drainage area in acres (Ac)

A unique C value is assigned to each type of land cover such as impervious and pervious surfaces. Examples of impervious surfaces are the asphalt street, concrete driveways and sidewalks. Examples of pervious surfaces are lawns, gardens and open areas. The C value for some land cover types is also affected by the drainage configuration of that cover. For example, house roofs are essentially impervious surfaces, but because of the nature of roof rain gutter systems and because the down spouts from the rain gutters typically drain onto open lawns, the percentage of water contributed to the Subdivision storm drainage system is usually much lower than other impervious surfaces.

For this analysis, the drainage areas are divided into three surface cover types, namely streets, structures, and landscaped areas. The streets include park strips and sidewalks.

The assigned C value for each surface cover is as follows:

Streets	C = 0.90
Houses/Driveways	C = 0.65
Landscaping	C = 0.10

For each drainage sub-basin the amount of impermeable and permeable surface area is measured to calculate a composite C value. The composite C value is calculated as follows.

$$\text{Composite C} = \text{Sum} (C_i * A_i) / A_t$$

Where;

C_i = Runoff coefficient for each type of land cover.

A_i = Drainage area of each type of land cover.

A_t = Total drainage area of all types of land cover in the sub-basin.

The composite C values for each sub-basin are shown in Table A, "DRAINAGE SUB-BASIN DELINEATION".

The intensity used in the Rational Equation for each sub-basin depends on its time of concentration. Time of concentration is calculated using the SCS TR-55 equations for sheet flow, overland flow and channel flow.

The delineated areas of each drainage sub-basin within the Subdivision, the composite C values, time of concentration and 10-year design storm intensities listed above are used to calculate the runoff flowrate into each catch basin. These design inflows are shown in Table B, "DRAINAGE SUB-BASIN DESIGN INFLOWS".

3.3 DRAINAGE BASIN DELINEATION

The areas considered for drainage basins are shown in the attached Drainage Basin Map. Basins 3 through 6 will be collected within the development and conveyed through ditches and piping to the southwest corner of the project. Areas 1, 2, & 7 will be conveyed through the site through road side swales. The detention basin has been sized to capture enough flow to offset the flow that bypasses the detention basin from Area 2.

3.3 PIPE SIZING

Pipes will be sized as part of the final design for Phase 2 and will be sized to convey the 10-year storm event.

TABLE A
DRAINAGE SUB-BASIN DELINEATION

DRAINAGE AREA	DRAINAGE AREA (ACRES)				COMPOSITE C
	ROW	BUILDING	LAND- SCAPING	TOTAL	
1	0.56	0.00	0.36	0.92	0.61
2	0.00	0.14	0.80	0.94	0.22
3	0.32	0.94	12.81	14.07	0.20
4	0.33	0.07	1.21	1.60	0.32
5	0.00	0.15	9.30	9.44	0.16
6	0.00	0.15	9.34	9.49	0.16
7	0.55	0.00	0.86	1.41	0.44
TOTALS	1.77	1.44	34.68	37.88	0.20

RUNOFF COEFFICIENTS (C)

Street/Sidewalk 0.90
House/Driveway 0.65
Landscaping 0.15

TABLE C

Required Detention for all 3 phases

Developed Conditions

Area	Area (Acres)	C
Roadways	1.77	0.90
Buildings	1.44	0.65
Landscaping	34.68	0.15

Total Area = 37.882**C average =** 0.20

Storm Data: NOAA (See Exhibit E)

Frequency: **100 yr**

Release Rate (cfs) 7.58 (at 0.2 cfs/ac)

Time (min)	Precipitation (in)	Intensity (in/hr)	Acc.Vol (ft ³)	Rel.Vol. (ft ³)	Req. Stor. (ft ³)	Peak Flow (cfs)
5	0.522	6.26	14,517	2,273	12,245	48.4
10	0.795	4.77	22,110	4,546	17,564	36.8
15	0.986	3.94	27,422	6,819	20,603	30.5
30	1.330	2.66	36,989	13,637	23,351	20.5
60	1.640	1.64	45,610	27,275	18,336	12.7
120	1.810	0.91	50,338	54,550	-4,212	7.0
180	1.860	0.62	51,729	81,825	-30,096	4.8
360	1.990	0.33	55,344	163,650	-108,305	2.6
720	2.290	0.19	63,688	327,300	-263,612	1.5
1440	2.650	0.11	73,700	654,599	-580,899	0.9

Detention Basin Volume Requirement: 23,351 cu. ft.

Anticipated Depth of Basin: 4.00 ft.
 Approximate Surface Area Required: 5,838 sq. ft.



NOAA Atlas 14, Volume 1, Version 5
 Location name: Honeyville, Utah, USA*
 Latitude: 41.6132°, Longitude: -112.0681°
 Elevation: 4264 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.127 (0.111-0.145)	0.161 (0.142-0.185)	0.220 (0.192-0.252)	0.274 (0.238-0.314)	0.359 (0.305-0.413)	0.435 (0.361-0.505)	0.526 (0.424-0.616)	0.632 (0.493-0.752)	0.801 (0.596-0.977)	0.956 (0.680-1.19)
10-min	0.193 (0.169-0.220)	0.245 (0.216-0.282)	0.335 (0.293-0.384)	0.417 (0.361-0.478)	0.546 (0.464-0.629)	0.663 (0.550-0.768)	0.800 (0.646-0.937)	0.962 (0.750-1.14)	1.22 (0.906-1.49)	1.46 (1.04-1.81)
15-min	0.239 (0.209-0.273)	0.303 (0.268-0.349)	0.415 (0.363-0.476)	0.517 (0.448-0.592)	0.676 (0.575-0.780)	0.822 (0.681-0.952)	0.992 (0.801-1.16)	1.19 (0.930-1.42)	1.51 (1.12-1.84)	1.80 (1.28-2.25)
30-min	0.321 (0.282-0.368)	0.408 (0.361-0.470)	0.559 (0.489-0.641)	0.696 (0.603-0.797)	0.911 (0.775-1.05)	1.11 (0.917-1.28)	1.34 (1.08-1.56)	1.60 (1.25-1.91)	2.04 (1.51-2.48)	2.43 (1.73-3.03)
60-min	0.398 (0.349-0.455)	0.505 (0.446-0.581)	0.692 (0.605-0.794)	0.861 (0.747-0.987)	1.13 (0.959-1.30)	1.37 (1.14-1.59)	1.65 (1.34-1.94)	1.99 (1.55-2.36)	2.52 (1.87-3.07)	3.01 (2.14-3.75)
2-hr	0.516 (0.462-0.582)	0.649 (0.579-0.732)	0.848 (0.752-0.954)	1.03 (0.905-1.16)	1.32 (1.14-1.50)	1.59 (1.34-1.81)	1.90 (1.56-2.18)	2.26 (1.80-2.65)	2.83 (2.14-3.41)	3.35 (2.43-4.12)
3-hr	0.610 (0.551-0.684)	0.761 (0.689-0.853)	0.961 (0.864-1.08)	1.15 (1.02-1.29)	1.44 (1.26-1.62)	1.70 (1.47-1.93)	2.01 (1.69-2.31)	2.36 (1.93-2.76)	2.94 (2.29-3.52)	3.45 (2.59-4.22)
6-hr	0.836 (0.765-0.920)	1.03 (0.940-1.14)	1.27 (1.16-1.40)	1.48 (1.34-1.64)	1.80 (1.60-2.00)	2.06 (1.81-2.31)	2.35 (2.04-2.66)	2.68 (2.27-3.07)	3.26 (2.68-3.82)	3.78 (3.02-4.50)
12-hr	1.11 (1.02-1.22)	1.37 (1.25-1.50)	1.67 (1.52-1.84)	1.93 (1.75-2.13)	2.32 (2.08-2.57)	2.63 (2.33-2.93)	2.97 (2.59-3.34)	3.32 (2.85-3.78)	3.87 (3.23-4.48)	4.31 (3.51-5.08)
24-hr	1.48 (1.35-1.62)	1.82 (1.67-2.00)	2.23 (2.03-2.45)	2.56 (2.34-2.82)	3.04 (2.75-3.34)	3.42 (3.08-3.75)	3.82 (3.42-4.20)	4.23 (3.76-4.66)	4.80 (4.22-5.30)	5.25 (4.59-5.82)
2-day	1.74 (1.59-1.92)	2.14 (1.96-2.36)	2.61 (2.38-2.89)	3.01 (2.74-3.33)	3.57 (3.23-3.94)	4.02 (3.62-4.44)	4.50 (4.02-4.96)	5.00 (4.43-5.52)	5.69 (4.98-6.31)	6.24 (5.42-6.95)
3-day	1.94 (1.77-2.14)	2.39 (2.18-2.65)	2.92 (2.66-3.23)	3.37 (3.06-3.73)	4.00 (3.61-4.42)	4.51 (4.05-4.99)	5.05 (4.50-5.58)	5.61 (4.96-6.20)	6.39 (5.58-7.08)	7.01 (6.06-7.80)
4-day	2.14 (1.95-2.37)	2.64 (2.41-2.93)	3.23 (2.94-3.58)	3.74 (3.38-4.13)	4.44 (4.00-4.91)	5.00 (4.48-5.54)	5.60 (4.97-6.19)	6.22 (5.48-6.88)	7.09 (6.18-7.86)	7.78 (6.71-8.65)
7-day	2.64 (2.39-2.94)	3.28 (2.97-3.65)	4.02 (3.63-4.48)	4.64 (4.19-5.17)	5.52 (4.96-6.15)	6.22 (5.55-6.93)	6.96 (6.17-7.76)	7.72 (6.80-8.62)	8.79 (7.65-9.83)	9.64 (8.32-10.8)
10-day	3.00 (2.73-3.32)	3.72 (3.39-4.12)	4.56 (4.14-5.05)	5.25 (4.76-5.82)	6.20 (5.59-6.86)	6.94 (6.23-7.69)	7.72 (6.89-8.56)	8.51 (7.55-9.45)	9.60 (8.43-10.7)	10.5 (9.11-11.7)
20-day	3.98 (3.66-4.33)	4.93 (4.53-5.37)	5.95 (5.46-6.49)	6.76 (6.19-7.38)	7.84 (7.15-8.56)	8.66 (7.87-9.45)	9.47 (8.57-10.4)	10.3 (9.26-11.3)	11.4 (10.1-12.5)	12.2 (10.8-13.4)
30-day	4.86 (4.48-5.29)	6.00 (5.53-6.54)	7.22 (6.66-7.89)	8.21 (7.55-8.97)	9.53 (8.73-10.4)	10.5 (9.62-11.5)	11.6 (10.5-12.7)	12.6 (11.4-13.8)	13.9 (12.5-15.3)	14.9 (13.3-16.5)
45-day	6.11 (5.63-6.62)	7.53 (6.94-8.17)	8.99 (8.27-9.75)	10.1 (9.29-11.0)	11.6 (10.6-12.6)	12.7 (11.6-13.9)	13.9 (12.6-15.1)	15.0 (13.5-16.4)	16.4 (14.7-18.0)	17.6 (15.6-19.3)
60-day	7.21 (6.65-7.79)	8.88 (8.20-9.61)	10.5 (9.68-11.4)	11.8 (10.8-12.7)	13.3 (12.2-14.5)	14.5 (13.2-15.8)	15.6 (14.2-17.0)	16.7 (15.2-18.2)	18.1 (16.4-19.9)	19.2 (17.2-21.1)

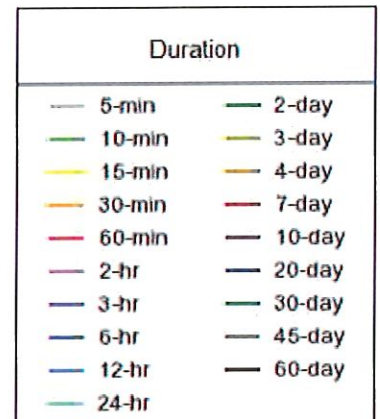
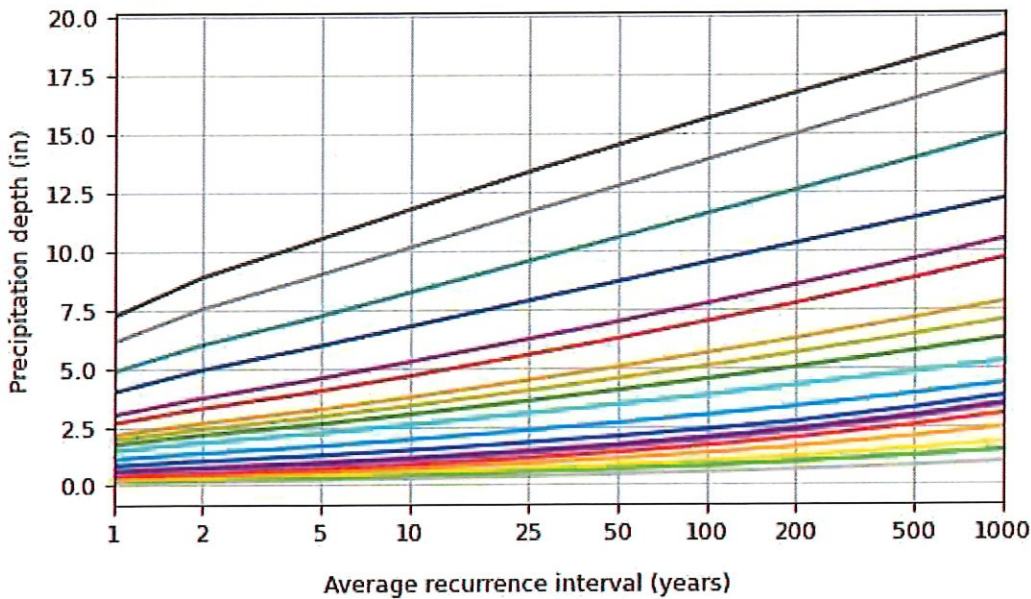
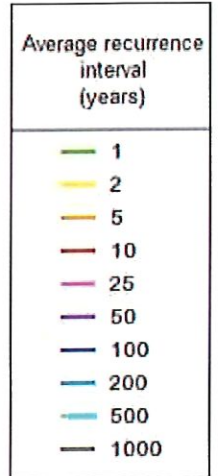
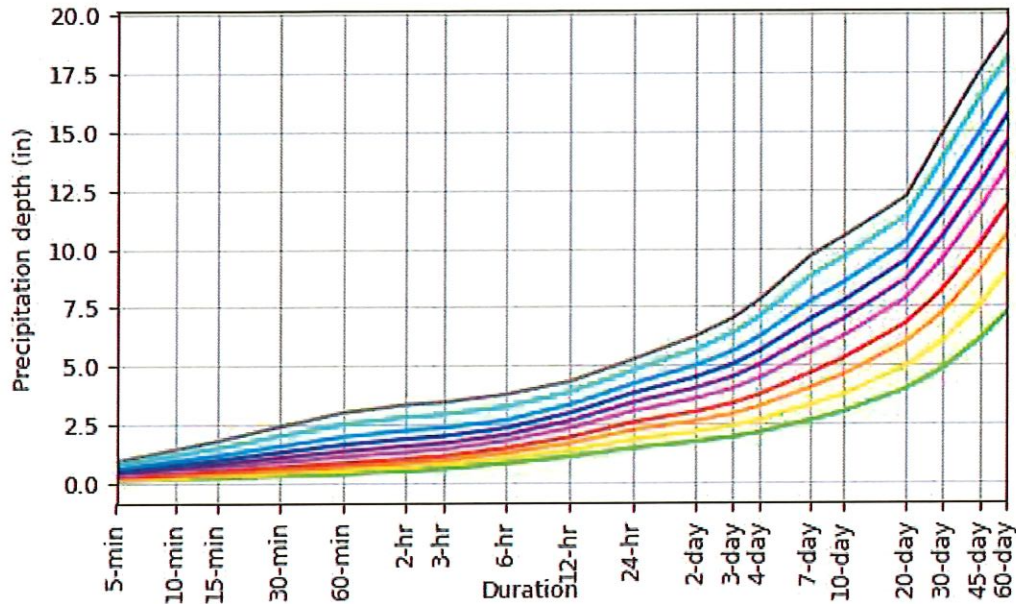
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves

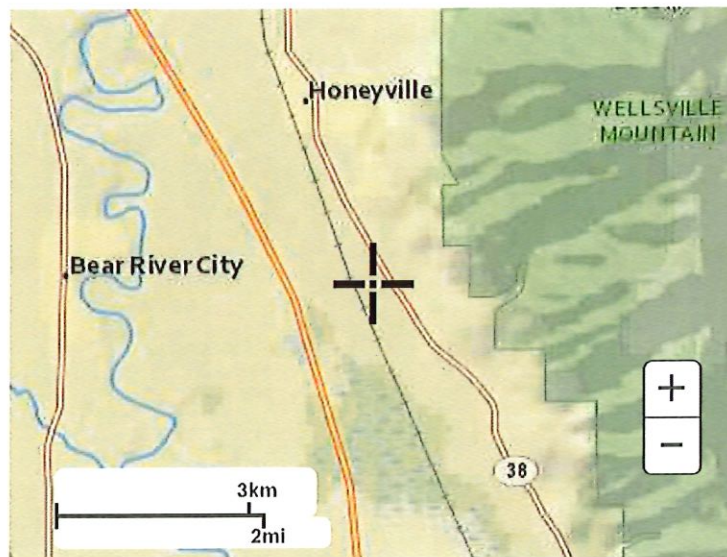
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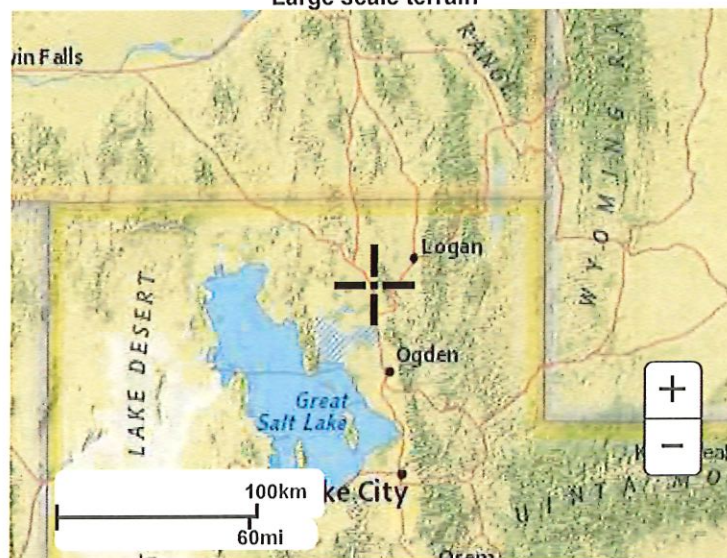
[Back to Top](#)

Maps & aerials

Small scale terrain



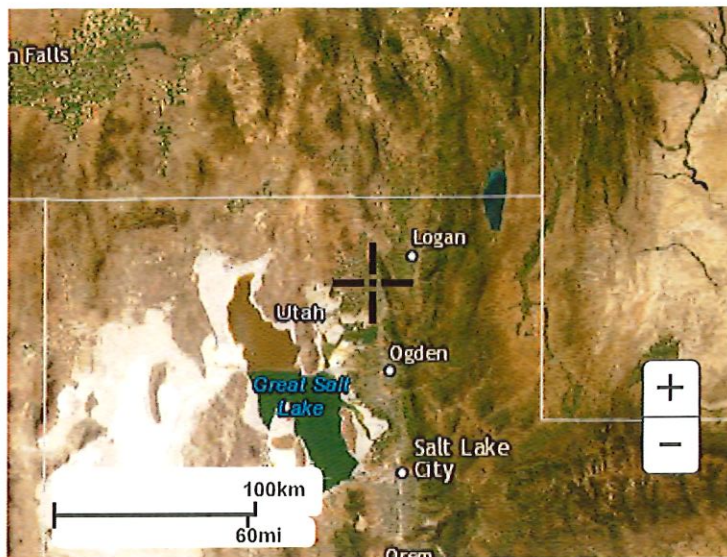
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



NOAA Atlas 14, Volume 1, Version 5
Location name: Honeyville, Utah, USA*
Latitude: 41.6132°, Longitude: -112.0681°
Elevation: 4264 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.52 (1.33-1.74)	1.93 (1.70-2.22)	2.64 (2.30-3.02)	3.29 (2.86-3.77)	4.31 (3.66-4.96)	5.22 (4.33-6.06)	6.31 (5.09-7.39)	7.58 (5.92-9.02)	9.61 (7.15-11.7)	11.5 (8.16-14.3)
10-min	1.16 (1.01-1.32)	1.47 (1.30-1.69)	2.01 (1.76-2.30)	2.50 (2.17-2.87)	3.28 (2.78-3.77)	3.98 (3.30-4.61)	4.80 (3.88-5.62)	5.77 (4.50-6.86)	7.31 (5.44-8.93)	8.74 (6.22-10.9)
15-min	0.956 (0.836-1.09)	1.21 (1.07-1.40)	1.66 (1.45-1.90)	2.07 (1.79-2.37)	2.70 (2.30-3.12)	3.29 (2.72-3.81)	3.97 (3.20-4.64)	4.77 (3.72-5.68)	6.05 (4.50-7.38)	7.22 (5.14-9.00)
30-min	0.642 (0.564-0.736)	0.816 (0.722-0.940)	1.12 (0.978-1.28)	1.39 (1.21-1.59)	1.82 (1.55-2.10)	2.21 (1.83-2.57)	2.67 (2.16-3.13)	3.21 (2.51-3.82)	4.07 (3.03-4.97)	4.86 (3.46-6.06)
60-min	0.398 (0.349-0.455)	0.505 (0.446-0.581)	0.692 (0.605-0.794)	0.861 (0.747-0.987)	1.13 (0.959-1.30)	1.37 (1.14-1.59)	1.65 (1.34-1.94)	1.99 (1.55-2.36)	2.52 (1.87-3.07)	3.01 (2.14-3.75)
2-hr	0.258 (0.231-0.291)	0.324 (0.289-0.366)	0.424 (0.376-0.477)	0.515 (0.452-0.581)	0.661 (0.569-0.748)	0.794 (0.669-0.905)	0.947 (0.778-1.09)	1.13 (0.897-1.32)	1.41 (1.07-1.70)	1.68 (1.21-2.06)
3-hr	0.203 (0.183-0.227)	0.253 (0.229-0.284)	0.320 (0.287-0.358)	0.381 (0.341-0.429)	0.479 (0.420-0.541)	0.566 (0.488-0.644)	0.669 (0.562-0.770)	0.787 (0.642-0.920)	0.977 (0.762-1.17)	1.15 (0.861-1.40)
6-hr	0.139 (0.127-0.153)	0.172 (0.156-0.190)	0.211 (0.192-0.234)	0.247 (0.223-0.274)	0.299 (0.267-0.334)	0.343 (0.302-0.385)	0.392 (0.339-0.443)	0.448 (0.379-0.513)	0.545 (0.447-0.637)	0.630 (0.504-0.751)
12-hr	0.092 (0.084-0.101)	0.113 (0.103-0.124)	0.138 (0.126-0.152)	0.160 (0.145-0.176)	0.192 (0.172-0.213)	0.218 (0.193-0.243)	0.246 (0.215-0.277)	0.275 (0.236-0.314)	0.321 (0.268-0.372)	0.357 (0.291-0.421)
24-hr	0.061 (0.056-0.067)	0.076 (0.069-0.083)	0.092 (0.084-0.102)	0.106 (0.097-0.117)	0.126 (0.114-0.139)	0.142 (0.128-0.156)	0.158 (0.142-0.174)	0.176 (0.156-0.194)	0.199 (0.176-0.220)	0.218 (0.191-0.242)
2-day	0.036 (0.033-0.039)	0.044 (0.040-0.049)	0.054 (0.049-0.060)	0.062 (0.057-0.069)	0.074 (0.067-0.082)	0.083 (0.075-0.092)	0.093 (0.083-0.103)	0.104 (0.092-0.114)	0.118 (0.103-0.131)	0.130 (0.112-0.144)
3-day	0.026 (0.024-0.029)	0.033 (0.030-0.036)	0.040 (0.036-0.044)	0.046 (0.042-0.051)	0.055 (0.050-0.061)	0.062 (0.056-0.069)	0.070 (0.062-0.077)	0.077 (0.068-0.086)	0.088 (0.077-0.098)	0.097 (0.084-0.108)
4-day	0.022 (0.020-0.024)	0.027 (0.025-0.030)	0.033 (0.030-0.037)	0.038 (0.035-0.043)	0.046 (0.041-0.051)	0.052 (0.046-0.057)	0.058 (0.051-0.064)	0.064 (0.057-0.071)	0.073 (0.064-0.081)	0.081 (0.069-0.090)
7-day	0.015 (0.014-0.017)	0.019 (0.017-0.021)	0.023 (0.021-0.026)	0.027 (0.024-0.030)	0.032 (0.029-0.036)	0.037 (0.033-0.041)	0.041 (0.036-0.046)	0.045 (0.040-0.051)	0.052 (0.045-0.058)	0.057 (0.049-0.064)
10-day	0.012 (0.011-0.013)	0.015 (0.014-0.017)	0.018 (0.017-0.021)	0.021 (0.019-0.024)	0.025 (0.023-0.028)	0.028 (0.025-0.032)	0.032 (0.028-0.035)	0.035 (0.031-0.039)	0.040 (0.035-0.044)	0.043 (0.037-0.048)
20-day	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.014 (0.012-0.015)	0.016 (0.014-0.017)	0.018 (0.016-0.019)	0.019 (0.017-0.021)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.025 (0.022-0.028)
30-day	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.010 (0.009-0.010)	0.011 (0.010-0.012)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.016 (0.014-0.017)	0.017 (0.015-0.019)	0.019 (0.017-0.021)	0.020 (0.018-0.022)
45-day	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.015)	0.015 (0.013-0.016)	0.016 (0.014-0.017)
60-day	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.011-0.014)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

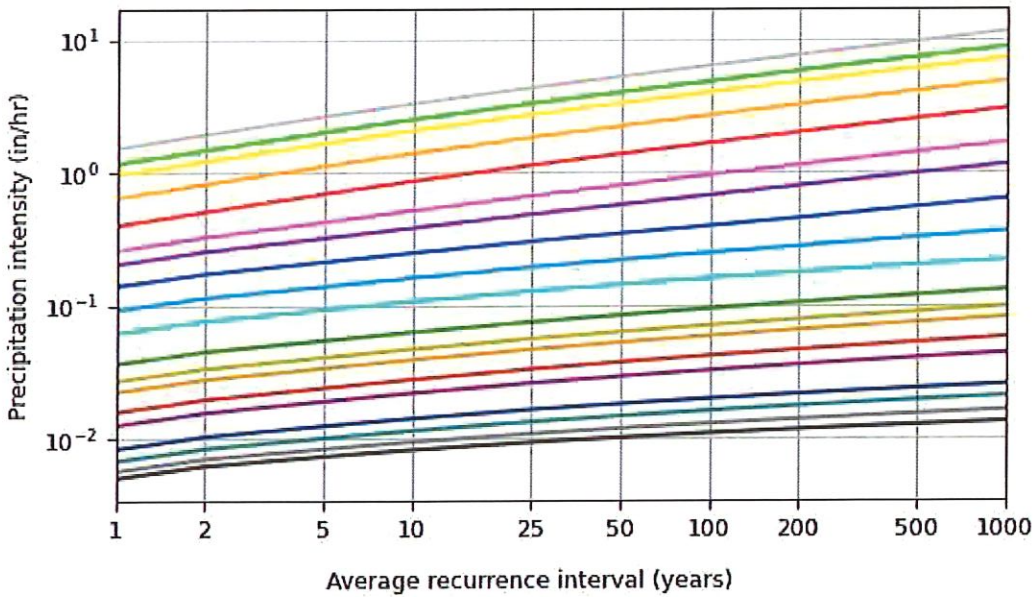
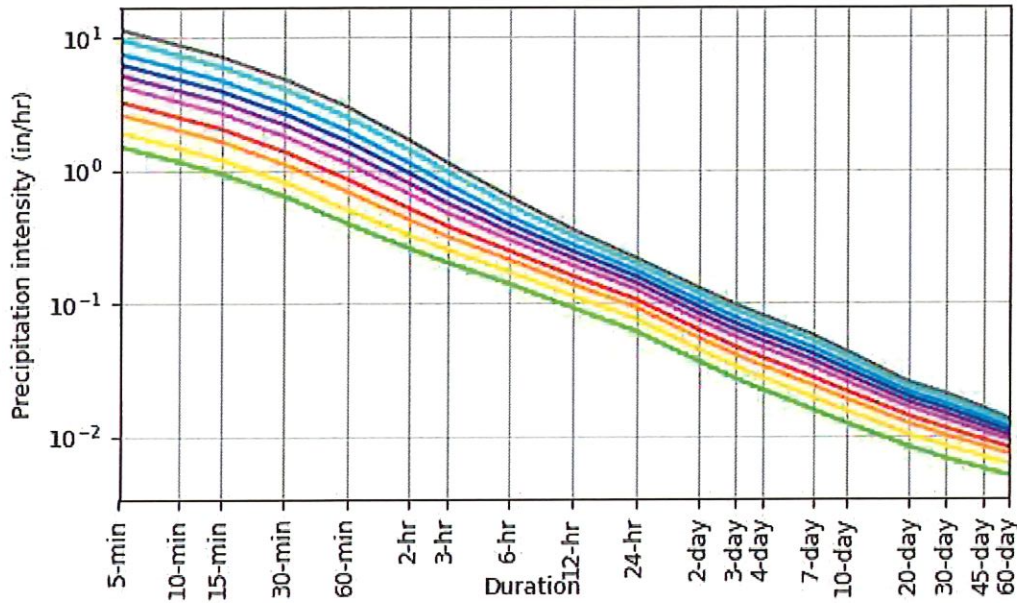
Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based intensity-duration-frequency (IDF) curves

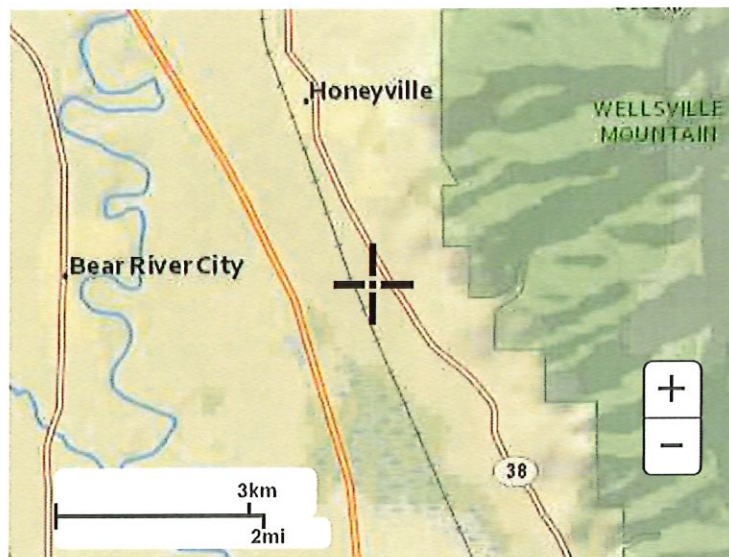
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[Back to Top](#)

Maps & aerials

Small scale terrain



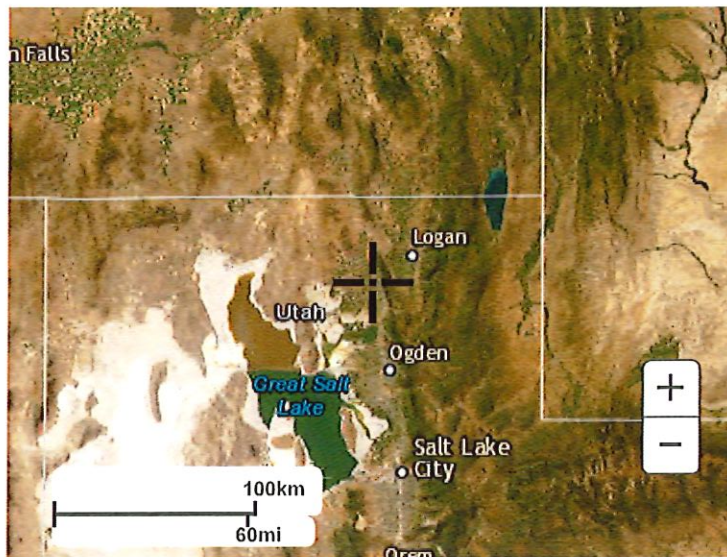
Large scale terrain



Large scale map



Large scale aerial



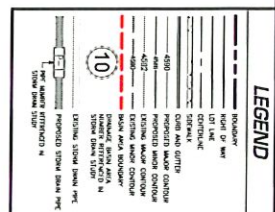
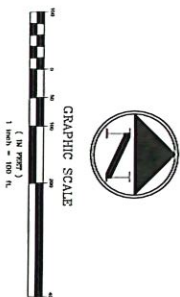
[Back to Top](#)

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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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DRAINAGE BASIN		
No.	AREA (sq. ft.)	AREA (acres)
1	40,380	0.92
2	41,076	0.94
3	613,244	14.07
4	68,827	1.59
5	413,288	9.44
6	413,605	9.49
7	813,814	18.61





Prevent ~ Protect ~ Promote
Box Elder, Cache & Rich Counties
Health Officer: Jordan D. Mathis
Senior Support Officer: Joshua Greer

August 21, 2024

RE: Harper Haven LLC and Jason Thompson. 2050 West Calls Fort Road Honeyville, UT 84302. 10-lots on Parcel # 04-026-0043.

To whom it may concern:

At the request of Jason Thompson for Harper Haven LLC an evaluation of the above mentioned property was conducted by the Bear River Health Department, Environmental Health Services. It was determined that soil conditions allow for a single onsite wastewater system to be installed to service a single family dwelling on these ten lots as they have been proposed.

Lots 1, 2, 3, 4: Conditions allow for a conventional system to be installed with total trench depth not to exceed 24 inches on each of these lots. A soil-loading rate of 0.50 gallons per day per square foot will be assigned to these lots. These lots will need to be supplied by a public culinary water source.

Lots 5, 6, 7, 8: Conditions allow for a conventional system to be installed with total trench depth not to exceed 20 inches on each of these lots. A soil-loading rate of 0.50 gallons per day per square foot will be assigned to these lots.

Lots 9, 10: Conditions allow for a conventional system to be installed with total trench depth not to exceed 18 inches on each of these lots. A soil-loading rate of 0.50 gallons per day per square foot will be assigned to these lots. According to the Northern Utah Conservation District, Honeyville Field Drains Zone 2 map, there are field drains labeled H42 on this parcel. Care should be taken when permits are issued to maintain setback distances from these drains.

The on-site individual wastewater disposal system is to be installed in accordance with R317-4, Utah Administrative Code, Onsite Wastewater Systems Rule. This includes maintaining a minimum of 100-foot separation distance between the wastewater system and any additional grouted wells in the area. Before installation begins a septic permit will need to be obtained from this office for each lot. Final approval will be given only after an on-site inspection of the completed project and prior to any backfilling.

Please be advised that an affirmative statement of feasibility does not imply that it will be possible to install additional wastewater systems beyond the number specified in this letter. Also be advised that feasibility status may change if additional information is presented or if the conditions change.

Feel free to contact me with any questions.

Sincerely,



Mark Rees

LEHS

Environmental Health Services



August 15, 2024

Jason Thompson
801-866-7702

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Harper Haven Subdivision when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

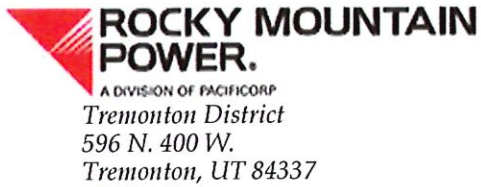
Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradon Swapp", written in a cursive style.

Bradon Swapp
Pre-Construction Representative



August 7, 2024

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Residence** project located at **Harper Haven Subdivision** at or near **5800 N. Highway 38, Brigham City, UT 84302** pursuant with the Electric Service Regulations on file with the Utah State Utah Public Service Commission and upon completion of necessary contracts and agreements.

Spencer Sewell

Rocky Mountain Power Representative

SCHEDULE A

ISSUED BY
Stewart Title Guaranty Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: PHILLIPS-HANSEN LAND TITLE COMPANY
Issuing Office: 32 SOUTH MAIN, BRIGHAM CITY, UTAH 84302
Issuing Office's ALTA Registry ID:
Loan ID Number:
Commitment No:
Issuing Office File Number: PH15616A
Property Address: NOT ASSIGNED, UT

1. Commitment Date: July 12, 2024 at 8:00 AM

2. Policy to be issued:

a. 2021 Alta Owner's Policy	Proposed Amount of Insurance	Premium
Proposed Insured:	\$	\$

b. 2021 Alta Loan Policy	Proposed Amount of Insurance	Premium
Proposed Insured:	\$	\$

Endorsements: 8.1, 9-06, 22-06 (If requested)

3. The estate or interest in the Land at the Commitment Date is: FEE SIMPLE

4. The Title is, at Commitment Date, vested in:

HARPER HAVEN, LLC

5. The Land is described as follows:

04-026-0043

See Attached Exhibit "A"

Stewart Title Guaranty Company

BY: _____
Authorized Signatory

EXHIBIT "A"

04-026-0043

BEGINNING AT A POINT 754.4 FEET NORTH OF SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THENCE RUNNING NORTH 54°44' EAST 64.2 FEET TO COUNTY ROAD, THENCE NORTH 32°18' WEST 838.7 FEET ALONG SAID ROAD, THENCE SOUTH 58°23' WEST 1681.7 FEET, THENCE SOUTH 23°45' EAST 71 FEET, THENCE SOUTH 44°05' EAST 253 FEET, THENCE SOUTH 58°55' WEST 87 FEET, THENCE SOUTH 23°45' EAST 640 FEET, THENCE NORTH 54°44' EAST 1762.7 FEET TO THE POINT OF BEGINNING.
LESS: ROADS.

SCHEDULE BI

ISSUED BY
Stewart Title Guaranty Company

Requirements

File Number: PH15616A

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any part not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE BII

ISSUED BY
Stewart Title Guaranty Company

Exceptions

File Number: PH15616A

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, liens, or encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor, or material or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Taxes for the year 2024 are a lien, not yet due. Taxes for the year 2023 have been paid in the amount of \$173.72. Tax Serial No. 04-026-0043.
9. Said property is within the boundaries of and is subject to any charges and assessments levied thereunder. None of which are now assessed.
10. Water rights, claims, or title to water.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Said property is located within the Central Box Elder Fire Special Improvement District and subject to the assessments of same.
13. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and Right of Way and Easements thereof.

(Continued)

SCHEDULE BII

ISSUED BY
Stewart Title Guaranty Company

Exceptions (continued)

File Number: PH15616A

14. Subject to the interest of Vida R. Burt, as set out in Quit Claim Deed, recorded September 4, 2002, as Entry No. 171351, in Book 809, at Page 796, of the Official Records.

Also in Quit Claim Deed, recorded September 4, 2002, as Entry No. 171352, in Book 809, at Page 797, of the Official Records.

Also in Correction Quit Claim Deed, recorded November 21, 2002, as Entry No. 174748, in Book 819, at Page 1315, of the Official Records.

15. Geo Thermal Lease, recorded February 14, 2006, as Entry No. 224233, in Book 952, at Page 872, of the Official Records.

Assignment of Overriding Royalty Interest, recorded January 5, 2007, as Entry No. 238986, in Book 989, at Page 1183, of the Official Records.

16. Oil and Gas Lease, recorded June 29, 2009, as Entry No. 280188, in Book 1097, at Page 1147, of the Official Records.

Assignment of Overriding Royalty Interest, recorded June 17, 2010, as Entry No. 292153, in Book 1129, at Page 1284, of the Official Records.

Assignment of Oil and Gas Leases, recorded June 17, 2010, as Entry No. 292254, in Book 1129, at Page 1400, of the Official Records.

17. Any interest of BOX ELDER County to review the assessment of said property as it has been entitled to Assessment for Agricultural Use (Green Belt Amendment) pursuant to the provisions of Section 59-5-86, Utah Code Annotated, 1953, Notice of which is given in instrument recorded DECEMBER 30, 2022, as Entry No. 459850, in Book 1544, at Page 1677, of Official Records.

NOTE: The following names have been checked for judgments:

HARPER HAVEN, LLC

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: EXCEPTIONS 1-7 WILL NOT APPEAR IN ANY EXTENDED COVERAGE POLICIES TO BE ISSUED
HEREUNDER

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

NOTICE TO APPLICANT: If you require copies of any documents identified in this commitment for title insurance, the Company will furnish the same upon specific request, either free of charge or for the actual cost of duplication for those copies requiring payment by the Company to obtain.

NOTICE TO APPLICANT: the land described in this Commitment may be serviced by services provided by Cities, Towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges are evidence in the Public Records. The applicant should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the land.

ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION PURSUANT TO THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION OR OTHER RECOGNIZED ARBITRATOR, A COPY OF WHICH IS AVAILABLE ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.

THIS COMMITMENT (PRELIMINARY REPORT) IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

This Commitment is subject to a \$200.00 Cancellation Fee. Said Cancellation Fee will be credited to Policy amount.

PHILLIPS-HANSEN LAND TITLE COMPANY Commitment-1999
Schedule B-2

Please make any inquiries for Title questions to Bruce Evans, Phone No. (435) 723-6806.

STG Privacy Notice

Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information: the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes – to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you – For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

STG Privacy Notice 2 (Rev 01-26-09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES the PHILLIPS-HANSEN LAND TITLE COMPANY AND STEWART TITLE GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of PHILLIPS-HANSEN LAND TITLE COMPANY and its affiliates STEWART TITLE GUARANTY COMPANY, pursuant to Title V of the GRAMM-LEACH-BLILEY ACT (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as PHILLIPS-HANSEN LAND TITLE COMPANY AND STEWART TITLE GUARANTY COMPANY, need to share customers' personal information to run their everyday business--to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes-- to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes -- to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes-- information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
For our affiliates' everyday business purposes-- information about your creditworthiness.	No	We don't share
For our affiliates to market to you --	Yes	No
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do/ does Phillips-Hansen Land Title Company and Stewart Title companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Phillip-Hansen Land Title Company and Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do/does Phillip-Hansen Land Title Company and Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

CONTACT US If you have any questions about this privacy notice, please contact us at 435 723 6806

**The DRAFT Minutes of
Honeyville City Planning Commission
August 28, 2024 Regular Meeting**

Laurie Hunsaker called the meeting to order at 7:00 p.m.

Present were Chair Laurie Hunsaker. Commission Members Jacob Jaques, Cherisse Kaminska, Ty Walker and Staci Zilles-Nelson. Bob Kosbab was excused from this meeting.

Employees present: Brittiny Chlarson, Clerk/Recorder
Wendy Lindauer, Deputy Clerk
Kenny Funk, Zoning Administrator

There were no members of the public present.

Cherisse Kaminska offered the Invocation and led the group in the Pledge of Allegiance.

Conflict of Interest, if any: None noted.

Public Comment Period:

No comments were made.

City Council Meeting Report – Chair Laurie Hunsaker:

- A. **Report:** Laurie H reported that the subdivision and secondary water ordinance are currently being worked on. Staci Z-N asked for clarification on the secondary water ordinance. Kenny F stated that secondary water will be required in order to develop a piece of ground.

Zoning Administrator Report – Kenny Funk:

- A. **Zoning Admin Report:** Kenny F brought up section 10-31-2:E:3 of Honeyville Code. He suggested removing the verbiage after “dedicated street”. Laurie H asked Kenny to send the commission a marked-up version of how he would like this ordinance to read and present it to the commission.

DISCUSSION ITEMS:

ACTION ITEMS:

- A. RV Ordinance Clarification:** Laurie H stated that in the City Council meeting there was concern about kicking people out of the city who are currently living in trailers. The Mayor suggested adding a section to the code addressing legal non-conforming. Laurie felt that those who will qualify for legal non-conforming will be those living in trailers prior to the ordinance being put in place, where there are no complaints about them, and they have no health code violations. She also felt that it should be addressed on a case-by-case basis because otherwise it opens the door to other issues. Cherisse K was concerned about addressing it on a case-by-case basis because she worries it wouldn't be fair. There was further discussion about this issue, but the commission ultimately decided that they wanted to keep the ordinance as is.

TY WALKER motioned to leave the ordinance as it is and not add any modifications. JACOB JAQUES seconded the motion. MOTION CARRIED with Jacob Jaques for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

B. Approval of Minutes – 07/31/24:

JACOB JAQUES motioned to approve the minutes of 07/31/24 as presented. STACI ZILLES-NELSON seconded the motion. MOTION CARRIED with Jacob Jaques for, Cherisse Kaminska for, Ty Walker abstaining and Staci Zilles-Nelson for.

Agenda Items for Next Month:

- Define Junk Cars (Discussion)
- Vote on Vice Chair (Action)
- Text Amendment Suggestion for 10-31-2:E:3 (Action)

STACI ZILLES-NELSON motioned to adjourn at 7:38 p.m. CHERISSE KAMINKSA seconded the motion. MOTION CARRIED with Jacob Jaques for, Cherisse Kaminska for, Ty Walker for and Staci Zilles-Nelson for.

Meeting Adjourned at 7:38 p.m.

The foregoing minutes were taken and typed by Brittiny Chlarson.

I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: _____

Brittiny Chlarson – Clerk/Recorder

Laurie Hunsaker - Chair