



Cummings Ranch Subdivision Final Subdivision

Project: DEV-11223 | Cummings Ranch Subdivision
Meeting Date: 29 September 2025
Report Date: 29 September 2025
Report Author: Anna Anglin, Planner
Council Action Required: No
Land Use Authority: Administrative Land Use Committee (ALUC)

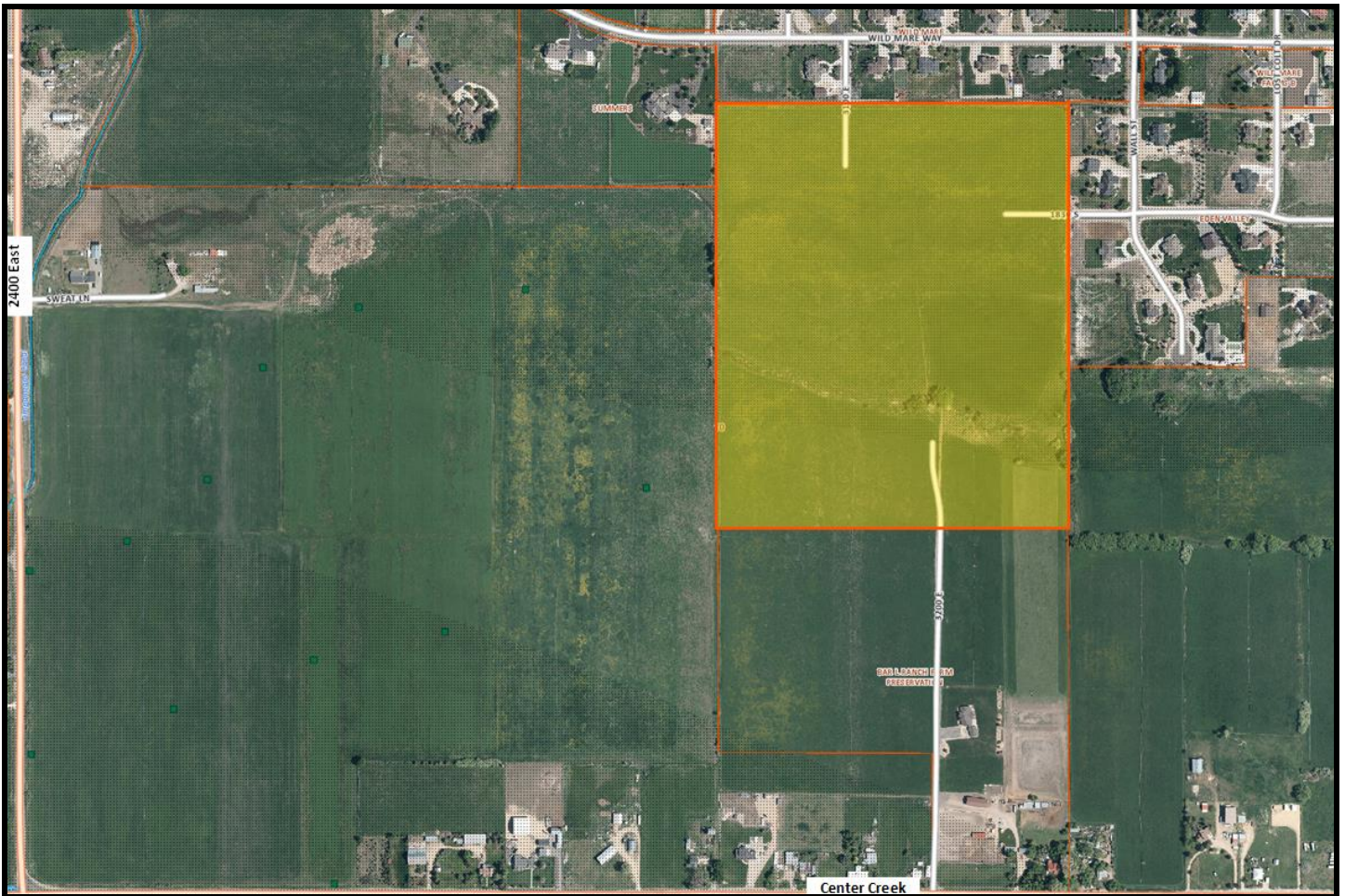
Applicant: Josh Waggstaff
Address: 3267 East 2400 South
Acreage: 48.4 ac
Proposed Density: 37 ERUs (1.3 a/u)
Zoning Designation: RA-1
Related Applications: DEV-10047

DETERMINATION ISSUE

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County for a proposed 37 lot subdivision on 48.4 acres in the Residential Agriculture (RA-1) zone. Where the application is only for single-family dwellings and is not in the Geologic Hazards Overlay, the determination is an administrative decision to be made by the Wasatch County Administrative Land Use Committee (ALUC). No public hearing is required (16.01.05 C, 2).

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws subject to revisions or conditions that are not anticipated to constitute a materially substantive change. Therefore, it is recommended by County Staff that the ALUC *Approve the proposed Final Plat based on the findings and subject to the conditions recommended in the staff report.*



BACKGROUND

The application being considered is the Final Plat of a single-phase large-scale development called The Cummings Ranch Subdivision. The subject property is 48.4 acres adjacent to the east of the recently approved Ranches at Farm Meadows development and is between 2400 East and 3600 East and directly north of the Bar L Ranch Farm Preservation Subdivision which is adjacent to Center Creek Road. The property is south of the Wild Mare Farms development and is directly west of the Eden Valley Development. The land has been historically used for agriculture. The applicant is seeking to develop the property into a residential subdivision (land use 1111) that consists of 37 residential lots that are a minimum of 1 acre in size. The neighboring developments are all at a similar density to the proposed development.

PURPOSE AND INTENT

The subject property is in the RA-1 zone where the residential lots for detached single-family homes (land use 1111) is listed as permitted. The purpose outlined in the RA-1 zone is quoted (in part) below:

16.08.01: PURPOSE

- A. *The purpose of this section is to encourage rural densities in accordance with the general plan. Subdivision design should preserve natural or prominent features of the site first and laying out the lots after the portions of the site worth preserving are addressed. The residential-agricultural zone (RA-1) is established to preserve the high quality of life for the citizens of Wasatch County by allowing residential development near the incorporated areas, while maintaining the rural atmosphere of Wasatch County.*
- B. *The specific intent in establishing this residential-agricultural zone (RA-1) is to promote the protection of natural resource areas, prominent features of the site, farmland and other large areas of open land, while permitting residential development at low, rural densities. The intent of the code is to increase lot sizes as development moves away from incorporated areas and maintain, as much as possible, the rural character of the County. Specific objectives are as follows:*
- 1. Provide a place in the county where residential dwellings may be constructed as a transition from population centers to more rural agricultural uses.*
 - 2. Facilitate the provision of essential services needed by the residents within urbanizing areas of the county, particularly sewage and culinary water service, through the instrumentality of a special service district...*
 - 7. To provide the option in specified areas for the development of varied lot sizes in clustered, single-family, low density residential uses, allowing the potential for large areas of permanently protected open space...*
 - 9. To promote active and passive recreational use of open space by residents of a cluster development or by the public.*
 - 10. To provide opportunities for open space and or regional trails in existing developments.*
 - 11. To allow for the potential for developments with variable lot sizes in larger acreage development in accordance with the specified areas...*
-

KEY ISSUES TO CONSIDER

- Is the proposal in compliance with zoning requirements, including supplementary development standards?
- Is the proposal compatible with the General Plan?
- Is the proposal in compliance with Preliminary Plan Conditions?

STAFF ANALYSIS

– LAND USE AND DENSITY –

The RA-1 zone permits five acre lots with an ability to increase density to 1.3 a/u and reduce lot sizes to one acre if connected to an approved sewer and water system. Density is calculated using the net acreage of the project, which is the gross density, minus property that falls under the physical constraints analysis. With 48.4 net acres, this results in an anticipated maximum density of 37 lots (48.4 total acres/1.3 acres per unit), assuming all other aspects of the County Code are met. The density of the proposed development could decrease if there are any constraints determined to be on site in future approvals.

– SETBACKS –

Setbacks in the RA-1 zone are required to be 30 feet front and rear. Corner lots are considered to have two “front” yards with each street. The side yard setbacks are 10 feet minimum with the two sides being required to total 24 feet.

– BUILDING HEIGHTS –

Structures in the RA-1 zone are limited to 35-feet from natural grade. The height of buildings will be reviewed through individual building permits for each future lot.

– ENVIRONMENTAL CONSTRAINTS ANALYSIS –

Wasatch County Code 16.27.25 requires an environmental constraints analysis to be submitted with any preliminary application which outlines the potential constraints on development activity. Preliminary review of the project identified some areas of the project that may require some consideration by the Army Corps of Engineers. At the time, the applicant proposed realigning the stream bed, so it is diverted between lots two and three and at the rear of lots 24-29 and then between lots 21 and 30 with a 20’ access and maintenance easement. In addition, a condition of approval was for the applicant to acquire a stream alteration permit from the state before approval of the stream’s new location. However, when the applicant applied for a stream alteration permit with the state, the Division of Water Rights determined that the subject watercourse does not meet the State Engineer’s definition of a natural stream and does not require a realignment permit. (see attachment B) In place of the streambed alignment, the revised subdivision plat shows a 50’ wide easement for the Center Creek Irrigation Company who will be serving the new development.

The current FEMA floodplain maps indicate the property is in a 500-year floodplain area (zone-X). This does not prohibit the property from being developed, but during the preliminary approval the County recommended a note being added to the subdivision plat stating that flood insurance could potentially be required. The note has been added and is on the subdivision plat.

– ROADS AND ACCESS –

The proposed subdivision is located in the middle of four developments that have either received approval and/or are already developed. This subdivision will connect to the stub street at 3100 East to the north (part of the Wildmare development); 1830 South to the east (connecting to the Eden Valley development) and will stub into 3200 East to the south that if developed in the future will provide access to Center Creek through the Bar L Ranch Farm Preservation Subdivision. The project to the west is a recently approved development Called Ranches at Farm Meadows. The subject subdivision will provide a connection to their proposed Jays Way. All roads are proposed to be dedicated public roads. The surrounding connecting roads are public as well. This subdivision will complete a road network providing access not only for this development but for surrounding developments to have transportation options to go north, south, east and west (See Exhibit F).

– LIGHTING –

The project includes the installation of Streetlights; however, the submitted plans do not specify the type of streetlight fixtures proposed. For permitting approval, all proposed lighting fixtures must be clearly identified and demonstrated to comply with the requirements outlined in Section 16.21.28 of the Wasatch County Code. Compliance with this section is a condition of final plat approval.

– TRAILS –

The trails in this development are 8' asphalt trails that are required to connect to Wild Mare and the Ranches at Farm Meadow trails. There is an existing 20' trail easement to the north of the proposed subdivision that is to remain and provide trail access for the existing and proposed development. The development will provide a connection to existing trails to the west as well.

– PARKING –

Parking requirements for single-family homes are easily met in lots of this size. Driveway locations and parking will be reviewed with individual lot building permits.

– SEWER & WATER –

All lots are required to provide adequate water rights for culinary use, as well as sufficient water to irrigate any land that has been historically irrigated. In addition, developments denser than five acres per unit are required to be connected to a public sewer system. Sewer will be provided by the TCSSD (Twin Creeks Special Service District), and water will be provided by Center Creek. A will-serve letter from both Center Creek and Twin Creeks has been included in this application.

– GEOTECHNICAL REVIEW –

The applicant has provided a geotechnical report that has been reviewed by the county engineer and determined that the soils stability is generally acceptable. The report and plans have not identified areas of 15-30% slope except for areas along the proposed Center Creek easement and is not buildable. This property has been farmed for many years and is all relatively flat.

– RIGHT TO FARM REGULATIONS –

Wasatch County places a high value on the protection and preservation of agricultural land for residents who wish to continue agriculture practices. As such, large-scale developments that may impact existing or potential agricultural uses are required to consider the impact and potential needs to mitigate.

Preliminary approval included a fencing plan that meets the four-foot agricultural field fence with stranded barb wire requirements on the south and southeast side of the project as a condition of approval (See Exhibit G). The agricultural fence will need to be installed once the property begins development and this condition will continue as part of the final subdivision plat approval.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached to the exhibits. The Committee has forwarded the item for the Planning Commission to render a decision.

RECOMMENDED MOTION

Move to Approve Cumming Final Subdivision Plat consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 48.4 acres per the applicant survey.
2. The subject property is in the Residential Agriculture 1 (RA-1) zone.
3. The RA-1 zone is a 5-acre minimum lot size zone but allows a greater density of 1.3 acres per unit if certain criteria outlined in 16.08.04(C) of the Wasatch County Code are met, which is the maximum density allowed.
4. The proposal is on sewer and water and is therefore in compliance with the RA-1 density standards.
5. The proposal is surrounded on three sides by platted subdivisions and the fourth side by an approved subdivision all of which have similar densities to this proposal
6. The proposal is using stub streets in the neighboring subdivisions for access and this proposal completes the street network for the surrounding subdivisions.
7. The application includes connections to public sewer and public water through Center Creek SSD and Twin Creeks SSD.
8. The trail plan provided makes connections to adjacent properties through either proximity or through road rights-of-way.
9. The proposal includes a road stub at the south property boundary into undeveloped agricultural land platted as the farm piece in the Bar L Ranch Farm Preservation Subdivision.
10. The Division of Water Rights determined that the subject watercourse does not meet the State Engineer's definition of a natural stream and does not require a realignment permit.
11. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.
12. ALUC is the land use authority and approves or denies this Final Subdivision Plat application.

– CONDITIONS –

1. The applicant will need to install the proposed agricultural fencing plan that meets the agricultural field fence requirements on the south and southeast side of the project boundaries.
2. Street Light renderings were not provided. The streetlights used in the project are required to meet County code and shall be provided before the subdivision construction permit is issued.
3. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

POSSIBLE ACTIONS

The following is a list of possible motions the ALUC can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

1. Approve. This action may be taken if the ALUC finds that the Preliminary Plan request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the ALUC feels comfortable that remaining issues can be resolved prior to final approval. ****This action would be consistent with the staff analysis.****
3. Continue. This action can be taken if the ALUC needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.

4. Deny. This action can only be taken if ALUC finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

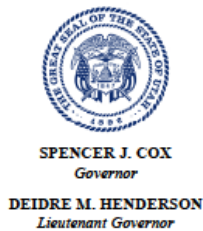
If the requested Final Subdivision Plat is approved, the applicant will need to submit a mylar copy of the subdivision to the Planning Office for review and to obtain all required signatures to be filed with the Wasatch County Recorder's Office.

If the requested Final Subdivision Plat is denied, the applicant would not be allowed to develop the property as proposed. If the applicant desires to request an alternative plan for approval, they will need to submit a new application.

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

Exhibit A- Vicinity Map.....	8
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State of Utah
DEPARTMENT OF NATURAL RESOURCES
JOEL FERRY
Executive Director
Division of Water Rights
TERESA WILHELMSSEN
State Engineer/Division Director

May 27, 2025

Brett Lovell
13697 South 3825 West
Riverton, UT 84065

Re: Stream Alteration Application No. 25-55-06SA - Unnamed Channel in Wasatch County.

Mr. Lovell

Stream Alteration Application No. 25-55-06SA was received by the Division of Water Rights (Division) on April 15, 2025, and processed as per normal protocols. The application seeks to realign a portion of an unnamed channel located at approximately 3100 East 1830 South in Heber, UT. The purpose of the realignment is to facilitate construction of a proposed residential subdivision.

Upon processing of the application and review of Division records, the Division has determined that the subject watercourse does not meet the State Engineer's definition of a natural stream. As such, a state stream alteration permit is not required for the proposed realignment of this channel.

Comments received and all pertinent records regarding the processing of Stream Alteration Application No. 25-55-06SA can be viewed on the Division's website here:

https://waterrights.utah.gov/cgi-bin/strmview.exe?Modinfo=Viewapp&Permit_Number=25550006

Your contact with the Division is Chuck Williamson, who can be reached at telephone number 801-538-7404.

Sincerely,

Matthew L. Call
Matthew L. Call, P.E.
Assistant State Engineer

MLC/tg

pc: Ryan Hamilton - Regional Engineer, rhamilton@utah.gov
Connor Jones - U.S. Army Corps of Engineers, connor.d.jones@usace.army.mil
Tracie J. Harrison - Division of Emergency Management,
tjharrison@utah.gov
Torrey Copfer - Wilding Engineering, tcopfer@wildingengineering.com
Brett Lovell, lovelldevelopmentgroup@gmail.com

1594 West North Temple, Suite 220, PO Box 146300, Salt Lake City, UT 84114-6300
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CENTER CREEK WATER SYSTEM

Heber City, Utah

Wasatch County Planning and Zoning Department
55 South 500 East
Heber City, Utah 84032

RE: Water Service to the Cummings Development real estate development project (the "Development Project"), seeks to obtain municipal water service from Center Creek Water System (the "Company"), and has requested a will-serve letter from the Company indicating that the Company will provide said service to the Development Project.

In conformance with the Owner's request, the Company hereby confirms that the Development Project is serviceable through the Company's water system and that the Company is willing to provide culinary water service to the Project, (with the understanding that the Company shall provide water for inside use only, and that all outside irrigation will be provided by Center Creek Irrigation Company or under the Owner's own water rights from its well). Water service will be provided to their Development Project in strict conformance with the following terms:

- 1) The Owner has executed or shall be required to execute as a condition to water service from the Company, a *Development Application and Service Agreement* ("Service Agreement"), which, in conjunction with the Company's Bylaws and Rules and Regulations, set forth the terms and conditions pursuant to which water service will be provided by the Company to the Development Projects; including, without limitation, the obligation of the Owner: (i) to fully and timely comply with all terms and conditions set forth in the Service Agreement and the Company's Bylaws and Rules and Regulations; (ii) to acquire Company stock which shall require the donation of acceptable water rights sufficient to satisfy the water use requirements of the Development Project and obtain the necessary approvals from the Division of Water Rights authorizing the use of water under the water rights by the Company in providing water service to the Development Project; (iii) to pay in full fees and charges as required; and (iv) to reimburse the Company for any and all costs and expenses incurred by the Company in connection with or which are otherwise attributable in any way to the terms and requirements of the Service Agreement.
- 2) The Owner shall be required to comply with all applicable bylaws, rules, regulations and policies of the Company as amended from time-to-time, including, without limitation, those pertaining: (i) to the design, construction, installation, modification, inspection and approval of all water lines and other facilities as shall be necessary, as determined by the Company, to facilitate water service to the Development Project; (ii) to the distribution of water under shares of Company stock and the use of water pursuant thereto; and (iii) to the payment, collection and enforcement of assessments levied against the shares as a condition to continued water service.

The Company's commitment as set forth herein shall be in force and effect for a period of one (1) year from the date hereof, unless extended in writing by the Company.

CENTER CREEK WATER SYSTEM

By: Allen Sweat
Allen Sweat, President

Date: 9-6-25

cc: (Owner)

INFORMATION SHEET TO THE WILL SERVE LETTER

Page 2 of 3

Cummings

Development

This Will Serve letter has been produced to make clear the requirements and conditions upon which your development within the Center Creek Water System (CCWS) agrees to provide water to the above-referenced development. It is based on the information you have provided to Wasatch County and CCWS.

It should be noted that Wasatch County conducts its own calculation of equivalent residential units (ERUs) for land use purposes. Nothing contained in this letter should be construed as an interpretation of Wasatch County land use ERUs.

Project Detail (as of this letter)

Single Family Residential Lots = 37 lots
Acreage of Lots only = 40.72 acres
Parks and irrigable Open Space = 0 acres

Development Demand Calculation and Water Rights

Based on the plan submitted with the Development Application, development indoor water demand was evaluated. The developments indoor water use will require 0.45 acre-feet of CUP M&I Shares from the CCIC allotment. This will require coordination with CCIC for obtaining sufficient CUP Ag shares, assignment of the shares to the CCWS and subsequent conversion from CUP Ag to CUP M&I.

Anticipated Indoor Water Right Requirement = 16.65 acre-feet CUP M&I from CCIC allotment

Outdoor Water Right Requirements:

37 Residential Lots = 40.72 acres
Parks & Irrigable Open Space = 0 acres
Total Irrigable Area = 33.93 acres x 3.0 acre-feet/acre = 101.79 acre-feet CCIC Primary shares

Water rights used to satisfy indoor demands must meet the requirements for culinary use.

We have prepared a review of the proposed infrastructure relative to the plans submitted.

It should be noted that the required improvements discussion is applicable only to water infrastructure and not sewer infrastructure. Such information relating to sewer infrastructure must be obtained from Twin Creeks SSD.

CCWS Required Improvements Discussion

Basis of Right to Infrastructure Capacity

- 1) **Water System Capacity:** Use of water system capacity is dependent on the type of use proposed for the development. Based on the preliminary concept, we have estimated that the proposed development will use the following amount of capacity in the water system:
Water Capacity Units = 37
This will be the basis of calculation of water connection fee.
- 2) All conditions from Engineer have been met and approved by Engineer and CCWS.

Cummings

Development

Final Approval Process

This letter represents the commitment by CCWS to provide culinary water service subject to the requirements outlined above and those in the respective bylaws and policies. This does not constitute final approval of all plans.

Obtaining Wasatch County Final Plat planning approval does not grant approval for construction. Prior to beginning construction, you will need to come back to CCWS to satisfy the following requirements:

- Final infrastructure constructions plans must be reviewed and approved by the CCWS.
- All CCWS fees are to be paid in full
- Construction Bonding through the Wasatch County Engineering Department must be completed.
- Pay CCWS for cost of meters and sensors or provide meters and sensors to CCWS

Upon completion of construction, you will need to return to CCWS and satisfy the following requirements before the CCWS provide water meters for service.

- All CCWS fees are to be paid in full
- Complete any punch list items from Final Inspection of infrastructure
- CCWS should receive a copy of the as-built drawings.
- CCWS should have received a copy of all waterline BAC-T test results.
- Mapping of water lines, valves, drains, fire hydrants and meters to comply with blue stake requirements.
- HOA in place for Development.
- Home owner and builder will be responsible for all damage to meters, meter boxes and lids, after final inspection by CCWS.

Future Billing for Water

Billing for service will commence with the completion of construction and installation of water meters. It is our understanding that each dwelling will be master metered and billed separately. As a result the monthly base rate for each connection will be as follows:

Culinary Water: Basis of Water Base Rate = 1 Monthly Base Rate per Connection.

**CENTER CREEK IRRIGATION COMPANY
WILL SERVE LETTER**

08-27-2025

Josh Wagstaff
Talkau LLC
9300 S Redwood Road
West Jordan, UT 84088

Subject: Irrigation Will Serve Letter for
 Cumming's Ranch

This will serve letter provides the requirements and conditions upon which your development within the Center Creek Irrigation Company (CCIC) is subject to receive pressurized irrigation services. It is based on the information the applicant has provided to the CCIC. Conditions of the will serve letter may be changed if incorrect or new information is provided.

Project Detail (as of this letter)

Single Family Residential Lots	37	lots
Total Area	48.4	acres
Acreage of Lots Only	40.24	acres
Irrigated Common Area, Parks and/or Open Space	0	acres
Total Irrigated Area	33.93	acres

Outdoor Water Right Requirements:

Total Irrigable Area – 33.93 acres x 3.0 acre-feet/acre = **101.79 acre-feet**

Water rights used to satisfy irrigation demands must meet the requirements for each type of use.

If water rights other than CCIC shares are proposed, approval from the CCIC Board is required.

Water rights for irrigation shall be turned in prior to the CCIC signing the plat.

Project Infrastructure Review:

1. All conditions and review comments for the pressurized irrigation system listed in Berg Engineering review letter dated 08-22-2025 must be met prior to final approval of the construction plans.

Final Approval Process

This letter represents a commitment by CCIC to provide pressurized irrigation service subject to the requirements outlined above and those in the respective bylaws and policies. This does not constitute final approval of all plans.

Obtaining Wasatch County Final Plat planning approval does not grant approval for construction. Prior to beginning construction, you will need to come back to CCIC to satisfy the following requirements:

- Final infrastructure construction plans must be reviewed and approved by CCIC.
- Construction plans shall be stamped approved for construction by CCIC before construction begins.
- All CCIC fees are to be paid in full.
- Construction Bonding through Wasatch County Engineering Department must be completed.

Upon the completion of construction, you will need to return to CCIC and satisfy the following requirements before the CCIC provides service.

- All CCIC fees are to be paid in full.
- Complete any punch list items from Final Inspection of infrastructure.
- CCIC must receive a copy of the as-built drawings.

Future Billing for Water and Secondary Water Service

Billing for service will commence with the completion of construction and installation of irrigation meters. It is our understanding that each dwelling will be master metered and billed separately.

Please contact me if you have any questions or need additional clarification.

Sincerely,



Kurt Hoffman
President, Center Creek Irrigation Company

TWIN CREEKS SPECIAL SERVICE DISTRICT

PO BOX 519

HEBER CITY, UTAH 84032

(435) 657-3244 FAX (435) 657-9582

SEWER WILL SERVE LETTER

June 24, 2025

Cummings Ranch Heber, LLC

c/o Josh Wagstaff

By Email: josh.wagstaff.s@gmail.com

Subject: Will Serve Letter – Cummings Ranch

This Will Serve Letter has been produced to make clear the requirements and conditions upon which the Twin Creeks Special Service District (TCSSD) agrees to provide sewer services to the above-mentioned development. It is based on the information you have provided to the TCSSD.

This letter is also subject to the terms of the Development Agreement dated June 25, 2025 and in the event of any conflict between this letter and the Development Agreement, the Development Agreement will govern, except to the extent that requirements described in this letter (such as demand calculations and design requirements) are based on changes to the Project design approved by the District, or updated demand calculations, or requirements imposed by the Water Board subsequent to the execution of the Development Agreement.

We have reviewed the preliminary submittal for the referenced project and provided the comments below. This letter contemplates only sewer service by TCSSD. It is our understanding that this development will be provided culinary and secondary water service by Center Creek Water Company. If water service from TCSSD is desired, this letter will need to be updated.

We have reviewed the project concept and provided the comments below. The District will also review the final architectural, landscaping, and irrigation plans which must be provided with building permits and final plat applications to verify that the values in this letter are still accurate. If not, the values will be updated and the development assessed accordingly.

Required Improvements Discussion

We have prepared a review of the proposed infrastructure relative to the plans submitted.

It should be noted that the required improvements discussion is applicable only to sewer infrastructure, not culinary and secondary irrigation infrastructure. Such information must be obtained from Center Creek Water Company.

Basis of Right to Infrastructure Capacity

1. **Sewer System Capacity:** Use of sewer system capacity is dependent on the type of use proposed for the development. Based on the submitted concept, we have calculated that the proposed development will use the following amount of capacity in the sewer system (based on units as defined in the District’s master plan):

Sewer Capacity Units = 37.0

1. This will be the basis of calculation of sewer impact fees. It is our understanding that this development is not using any purchased capacity through participation in previous bonds. Therefore, all developments will obtain capacity in the system through payment of unbonded impact fees. The Developer will be required to pre-pay its sewer impact fees as a condition of the District’s approval of the plat. The District will use its portion of the sewer impact fee to offset the costs associated with constructing the sewer line in 2400 East. The approximate schedule for charging impact fees will be as follows:

Anticipated Sewer Impact Fee Assessment Schedule				
Use Category	Unit	Expected Total of Units	Assessment Rate (SCU per Unit)	Expected Total Assessment (SCU)
Single Family	per Dwelling	37	1.00	37.0
Total				37.0

Notes
 - The values shown in this table are custom and applicable to this development only.

Sewer System Infrastructure Review

1. Treatment Improvements: No system improvements have been identified outside of payment of required impact fees.
2. Conveyance Improvements: Several items should be noted:
 - a. The Developer must construct, at its cost and as part of the Project Systems, a sewer outfall line connecting the Project Property to the District's existing sewer system. There are two alternative outfall alignments:
 - i. West Alignment. The District's preferred alignment is to the west, across Parcel No. 12-2049, because that alignment can flow by gravity to the District's existing sewer system in 2400 East Street. The Developer's Final Plan must include a sewer line across Parcel 12-2049 to 2400 East, or to a closer point of connection on Parcel 12-2049 if one is available at the time Developer submits its Final Plan. The District will provide reasonable assistance to the Developer in acquiring the easements across Parcel 12-2049.
 - ii. North Alignment. If the West Alignment is deemed infeasible by the District in its sole discretion, the District may approve an alternative alignment to the north, connecting to the District's existing sewer system in Wild Mare Way. This north alignment will require the Developer to construct a sewer lift station and force main to pump sewer flows north to Wild Mare Way. The Developer will also be required to provide a cash bond equal to the estimated cost of (i) removal of the sewer lift station and (ii) installation of pipeline to the closest available sewer connection point on Parcel 12-2049, which the District may use to remove the sewer lift station and connect the Project Sewer System with the sewer system on Parcel 12-2049, when such connection to the west is deemed feasible by the District.
 - b. All other downstream system pipelines have capacity or will have capacity through impact fee funded improvements.
 - c. The developer will be required to construct all project level improvements relative to connecting to the system and collecting wastewater within the development.

Final Approval Process

This letter represents the District's commitment to provide sewer service subject to the requirements outlined above and those in the Development Agreement. This does not constitute final approval of all plans.

Obtaining final planning approval does not grant approval for construction. Prior to beginning construction, you will need to come back to TCSSD to satisfy the following requirements:

- Final infrastructure construction plans must be reviewed and approved by the District.
- All TCSSD fees are to be paid in full.
- Construction Bonding must be completed.

Upon the completion of construction, you will need to return to TCSSD and satisfy the following requirements before the District will grant building permits.

- All TCSSD fees are to be paid in full.
- The District should receive a copy of the as-built drawings.

Future Billing for Sewer Service

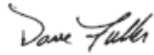
Billing for service will commence with the completion of construction and the installation of water meters. As a result, the expected utility billing for each connection will be as follows:

Basis of Sewer Billing = 1 Base Rates for each connection

Please contact me if you have any questions or need additional clarification.

Sincerely,

Twin Creeks Special Service District

A handwritten signature in cursive script that reads "Dave Fuller".

Dave Fuller
Assistant General Manager

CUMMINGS RANCH SUBDIVISION

LOCATED IN ALL QUARTERS OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

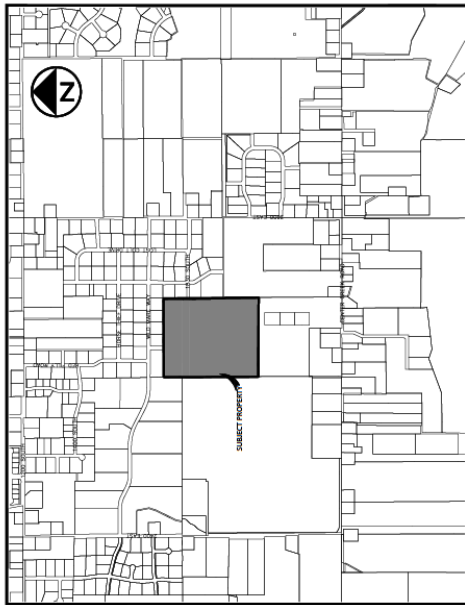
**CENTER CREEK IRRIGATION
COMPANY EASEMENT
CONDITIONS & RESTRICTIONS**

1. NO CUTS OR TILLS OF ANY DIMENSIONS TO THE TOPOGRAPHY ARE TO BE MADE WITHIN THE EASEMENT.
2. NO CUTS OR TILLS OF ANY DIMENSIONS ARE ALLOWED IN THE EASEMENT, THIS INCLUDES BUT NOT LIMITED TO TRENCHES, DITCHES, GRADES, OR FOOTINGS OF ANY KIND.
3. THE CENTER CREEK IRRIGATION COMPANY OR ITS AGENTS MAY EXTEND THEIR RIGHT OF ACCESS TO THE EASEMENT IN ORDER TO MAINTAIN OR IMPROVE THE CENTER CREEK IRRIGATION SYSTEM, THE PROPERTY OWNER OR PREVIOUS PROPERTY OWNERS WILL BE REMOVED AT THE CURRENT PROPERTY OWNER'S EXPENSE.
4. ABSOLUTELY NO UNREINFORCED CONCRETE SURFACE, TRUCKS, SHUMLER OR SHUMPLER SYSTEMS WILL BE ALLOWED WITHIN THE WATERWAY EASEMENT.
5. PROPERTY OWNERS WILL ACCEPT RESPONSIBILITY TO MAINTAIN THE EASEMENT, EXPOSED AND UNEXPOSED, AND WILL ALLOW FOR CROPS ACCESS TO THE EASEMENT AND MAINTENANCE.
6. IF THE EASEMENT IS VIOLATED, THE VIOLATOR IS RESPONSIBLE TO MAINTAIN THE EASEMENT AND REPAIR ANY DAMAGE TO THE EASEMENT. SAFETY AND INSURANCE PROCEEDURES FOR UNINSURED PERSONS.

GENERAL PLAT NOTES

- [illegible]

VICINITY MAP



SURVEYOR'S CERTIFICATE



SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 82660728 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY MY EXAMINATION OF THIS PLAT, I HAVE FOUND IT TO BE IN ACCORDANCE WITH THE LAWS OF THIS STATE AND THE PRESCRIBED FORMS AND STANDARDS FOR THIS PLAT AND OCCURRED BEFORE, AND HAVE THEREAFTER RECORDED THIS PLAT IN ACCORDANCE WITH THE LAWS OF THIS STATE. I HEREBY SWEAR THAT THE PLAT AND NOTED LOTS, STREETS, AND EASEMENTS ARE KNOWN AS CANNINGS RANCH SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THE RELATIVE ACCURACY OF THIS PLAT EXCEEDS ONE PART

PROPERTY DESCRIPTION-

[illegible]

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, RIGHTS-OF-WAY AND EASEMENTS TO BE HEREAFTER CONVEYED TO THE PUBLIC BY THE CITY OF MASATCHUSETTS, AND HAS CAUSED THE RECORDS OF THE CITY OF MASATCHUSETTS TO BE CORRECTED TO REFLECT THE OFFICIAL RECORDS OF MASATCHUSETTS AND LEGAL PROPERTY LABELED PUBLIC TO THE PUBLIC, AND ALL UTILITY EASEMENTS TO THE PUBLIC FOR USE OF UTILITY COMPANIES AS ALLOWED BY MASATCHUSETTS. COUNTY.

IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS THIS _____ DAY OF _____ 20____.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____
THIS _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME
_____, _____, WHO BEING DULY SWORN, DID SAY THAT (S)HE IS THE
_____, _____, AND THAT THE WITHIN OWNERS
ASSOCIATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS OR BOARD OF
DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

CLIMMINGS BRANCH & IB DIVISION

WASATCH COUNTY, UTAH

HEET 1 OF 2

KASATCH COUNTY RECORDER

ENTRY NO. _____, BOOK _____, PAGE _____, STATE OF UTAH, COUNTY OF KANECH
DATE _____, TIME _____, RECORDED AND FILED AT THE REQUEST
OF _____

CENTER CREEK WATER SYSTEM

APPROVED THIS _____ DAY OF _____, A.D.

APPROVAL AS TO FORM

APPROVAL AS TO FORM

	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	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	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	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	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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COUNTY MANAGER
CITY OF WASATCH APPROVES THIS

PERPETUAL USE OF THE PUBLIC,
IS _____ DAY OF _____

AS: _____ SUBJECT TO THE FOLLOWING _____

COUNTY MANAGER

LOCATED IN ALL QUARTERS OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

LEGEND

	FOUND SECTION CORNER
	SECTION LINE
	SECTION CORNER (NOT FOUND)
	ROW CENTERLINE
	NEW STREET SURVEY MONUMENT (TO BE SET)
	BOUNDARY LINE
	SET 5/8 REBAR AND CAP (W/ING ENCHORING) OR PLUG AT LOT LINE EXTENSION
	ADJACENT PROPERTY / ROW LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT (15' FRONT(10' SIDE/REAR)
	LOT LINE

WILDING ENGINEERING

NOTES:

1. WILDING ENGINEERING WILL SET REBAR AND CAPS AT ALL REAR LOT CORNERS.
2. P.I.L.O. WILL BE SET IN THE TOP BACK OF CLUB.
3. ALL COORDINATES SHOWN ON THIS PLAN ARE NAD83 STATE PLANE COORDINATES, UTM.



Exhibit E – Grading Plan

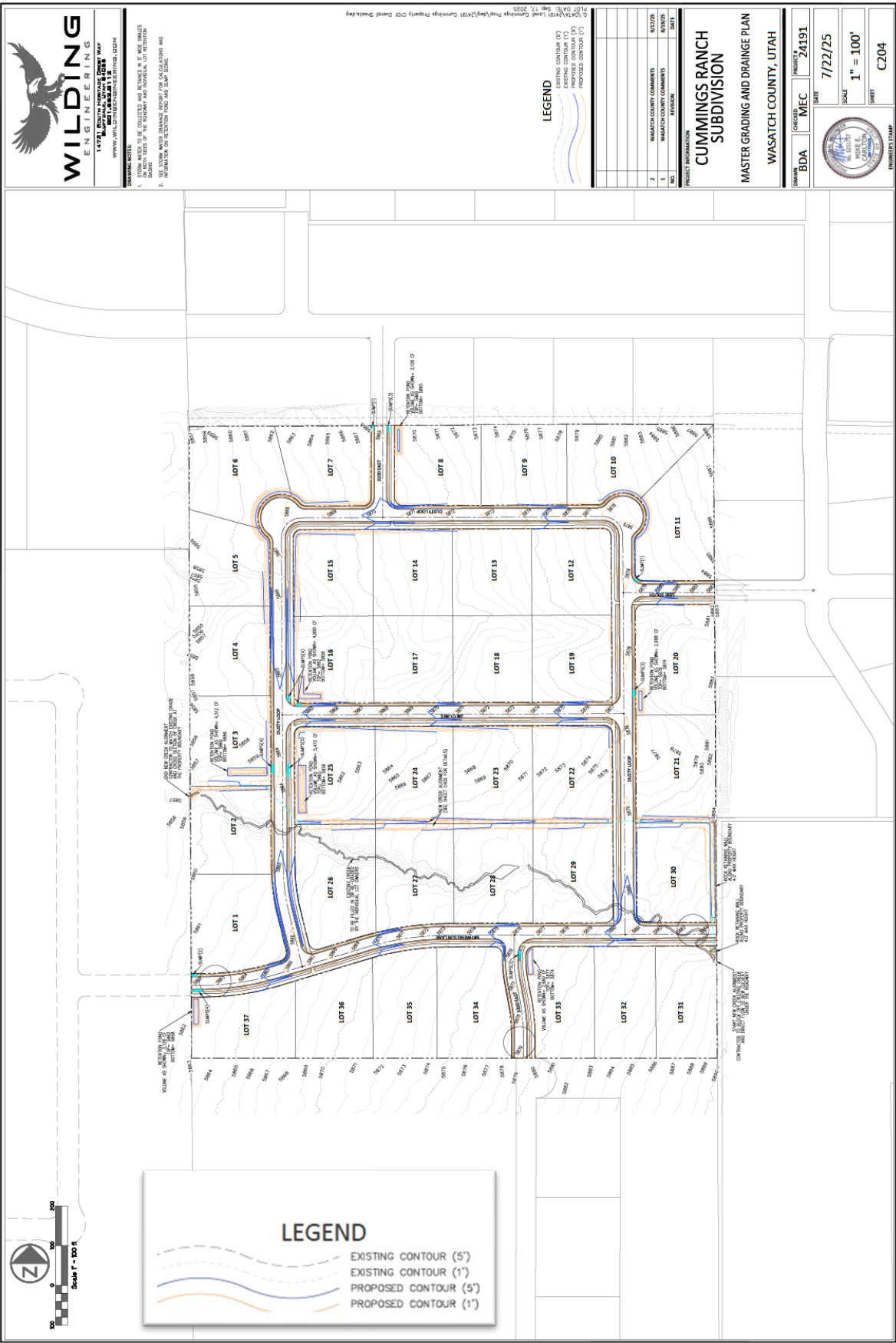


Exhibit F – Connectivity Plan

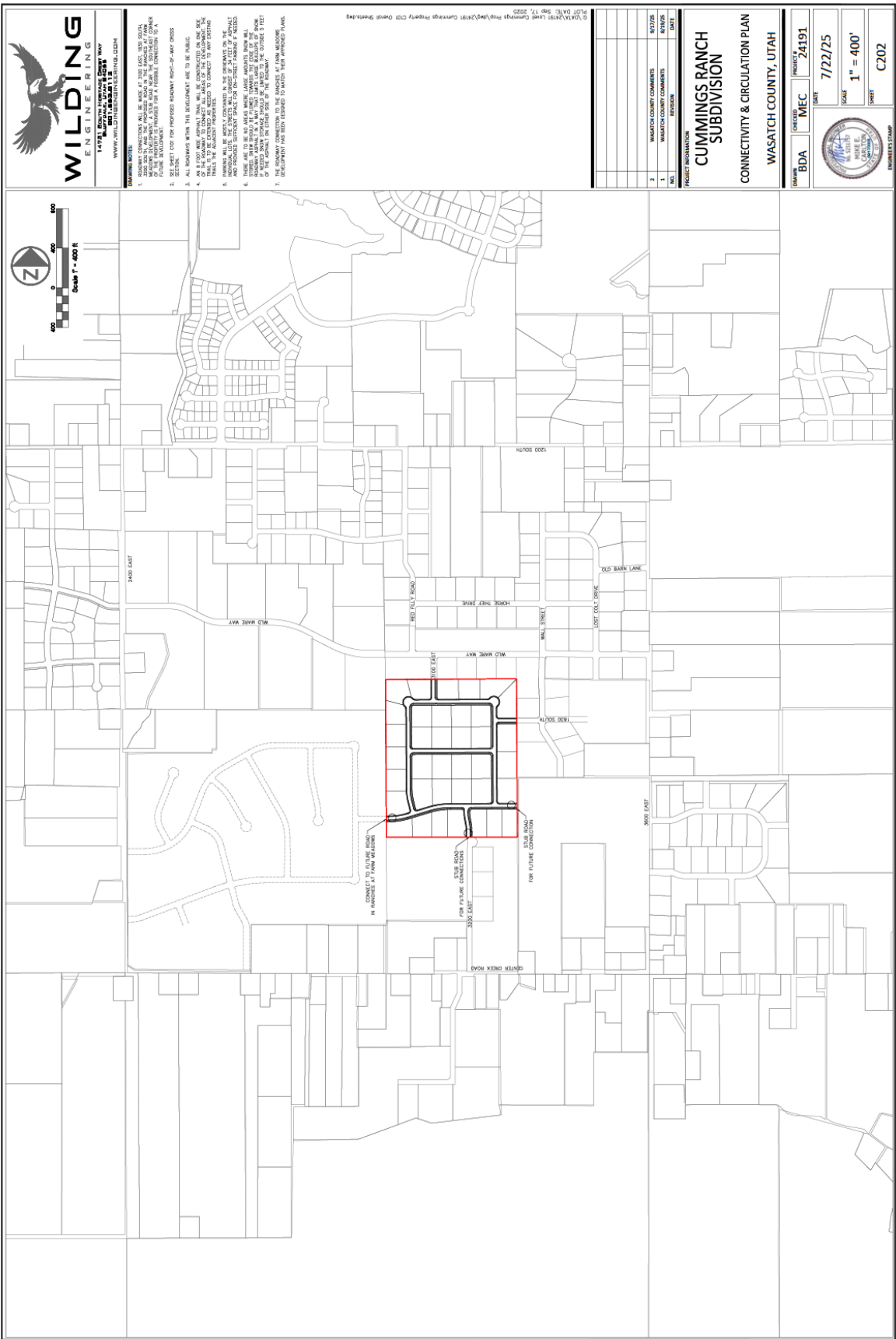


Exhibit G – Fencing Plan





**Wasatch County
DESIGN REVIEW
COMMITTEE (DRC)
COMMENTS**

PROJECT ID: DEV-11223
PROJECT NAME: FINAL SUB - CUMMINGS RANCH
VESTING DATE: 8/4/2025
REVIEW CYCLE #: 4

REVIEW CYCLE STATUS: CHANGES REQUIRED

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

When uploading revisions please name your documents exactly the same as it was previously uploaded.

Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Engineering Department	Ready for Decision
Planning Department	Ready for Decision
Public Works Department	Ready for Decision
GIS Department	Ready for Decision

Approved = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

Ready for Decision = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

Changes Required = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

No Action = Reviewing entity has not taken any action for the review cycle.

OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
DRC-JSSD3	DRC - Jordanelle SSD	On Plan Sheets C203 and C314 add existing TCSSD 8" water line and 6" secondary water line on 3100 East at the north property line.
DRC-WEED2	PBW - Weeds	One condition to be met for the plat to be recorded you will need to do a weed plan and a cash bond.
FIRE-App-1	SSD - Fire SSD Approval	Dead ends over 150 feet need turn arounds provided

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - GIS Dept		
Comment ID	Sheet Name	Comment
DRC-GIS2	Final Stamped Plans 9 17 2025	Condition of Approval: Addresses on corner lots should specify which address is associated with each street, for example "3255 EAST DUSTY LOOP" versus "3278 EAST 1830 SOUTH" on Lot 20. This is not necessary for addresses that are not on corners, since each only has one address and one potential street.

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN7	Final Stamped Plans 9 17 2025	Condition of Approval: All street lighting is required to meet section 16.21.16 (J) of the Wasatch County Code. You will need to include a street lighting page with the height of pole and types of fixtures being used with lumens and kelvins of each fixture.

DRC - Public Works Dept		
Comment ID	Sheet Name	Comment
DRC-PW2	Final Stamped Plans 9 17 2025	Condition of approval: Note 8 needs to be updated to show which lots have the retention basin and who has responsibility for maintenance, lot owner or HOA, since all lot owners are not going to have individual retention.