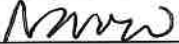


City of Woodland Hills
200 South Woodland Hills Dr.
Woodland Hills, UT 84653
801-423-1962, FAX 801-423-3501

www.woodlandhills-ut.gov

APPLICATION FOR ZONE CHANGE

SPONSOR CONTACT INFORMATION			
Name of Applicant of Authorized Agent (s): Nate Crow			
Address: 932 S 270 East			
City: Salem	State: UT	Zip: 84653	Phone: 801-376-0975
Fax: 801-889-1559	Email: natecrows@gmail.com		
Signature of Applicant: 			
Date: 12/8/2021			

APPLICANT INFORMATION			
Name of Applicant of Authorized Agent (s): (same as above)			
Address:			
City:	State:	Zip:	Phone:
Fax:	Email:		
Signature of Applicant:			
Date:			

REZONE INFORMATION	
Current zone of the Property: R1-2	
Zone Requested: R1-1	
Project Location: 80 W Valley View Way	
Acreage of Property: 4.6 acres	

*Attach to this application all necessary documentation as per the following Zone Change Review Process Checklist

FOR OFFICE USE ONLY

Application Date:
Development Review Date:
Planning and Zoning Meeting Date:
City Council Meeting Date:
Rezone Request Fee Paid:

ZONE CHANGE REVIEW PROCESS CHECKLIST

The following items, at a minimum, shall be included with the application for any zone change

1		A description by metes and bounds of the property to be rezoned, approved by the Town Engineer.
2		A certificate of a reputable, practicing attorney or a registered surveyor or registered engineer, in Utah County, certifying that the description of the property to be rezoned is a complete, proper and legal description thereof
3		A copy of the page or pages of the County Auditor's plats showing the general location of the area under consideration with reference to the neighboring territory. The plat shall show at least two hundred (200) feet in each direction beyond the area proposed for rezoning;
4		A list of the owners of all property in the area including contiguous properties and property across the street proposed for rezoning, together with their residence addresses; and
5		Payment of Fees

***Note:** Submittals will not be considered complete until all required items are submitted.

1	A description by metes and bounds of the property to be rezoned, approved by the Town Engineer.
---	---

All of Lot 24, Plat "A", Woodland Hills Planned Dwelling Group, Woodland Hills, Utah according to the official plat thereof on file in the Office of the Recorder, Utah County, Utah.

ALSO DESCRIBED AS FOLLOWS; Commencing at a point located North 00°02'53" East along the Section line 634.82 feet and East 283.68 feet from the Southeast corner of Section 24, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 4200.00 foot radius curve to the right 610.00 feet (chord bears North 50°59'38" East 609.46 feet); thence South 34°09'12" East 210.26 feet; thence South 54°59'01" West 191.70 feet; thence South 40°16'46" East 193.64 feet; thence along the arc of a 3800.00 foot radius curve to the left 389.99 feet (chord bears South 49°29'13" West 389.82 feet); thence North 41°09'43" West 400.29 feet to the point of beginning.

AREA=199,482 sq. ft. or 4.58 acres

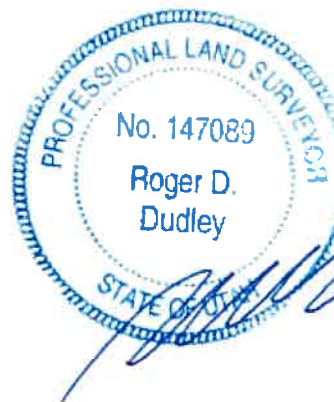
2	A certificate of a reputable, practicing attorney or a registered surveyor or registered engineer, in Utah County, certifying that the description of the property to be rezoned is a complete, proper and legal description thereof
---	--

NATHAN CROW
PROPERTY DESCRIPTION
WOODLAND HILLS, UTAH
DECEMBER 7, 2021

All of Lot 24, Plat "A", Woodland Hills Planned Dwelling Group, Woodland Hills, Utah according to the official plat thereof on file in the Office of the Recorder, Utah County, Utah.

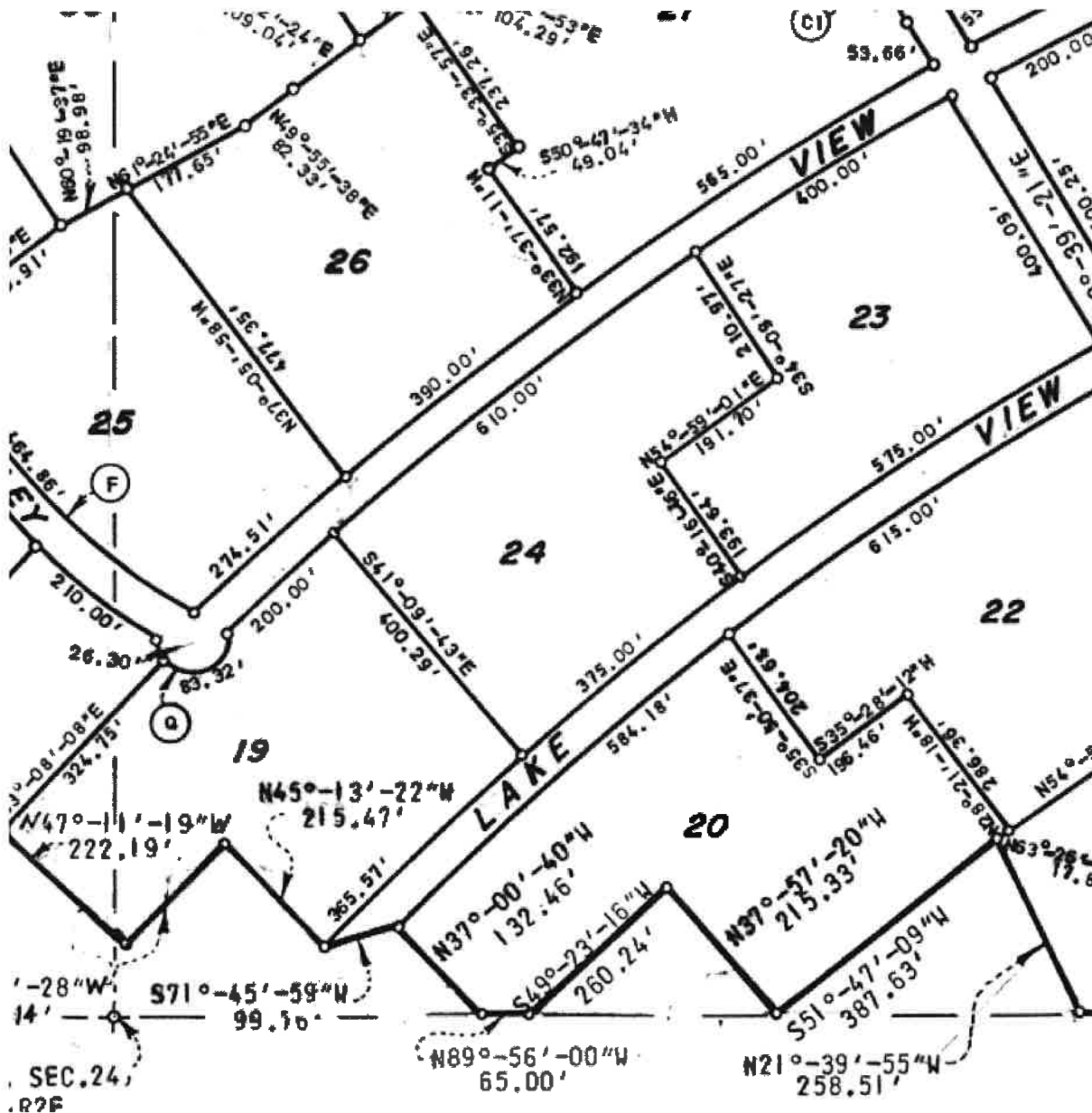
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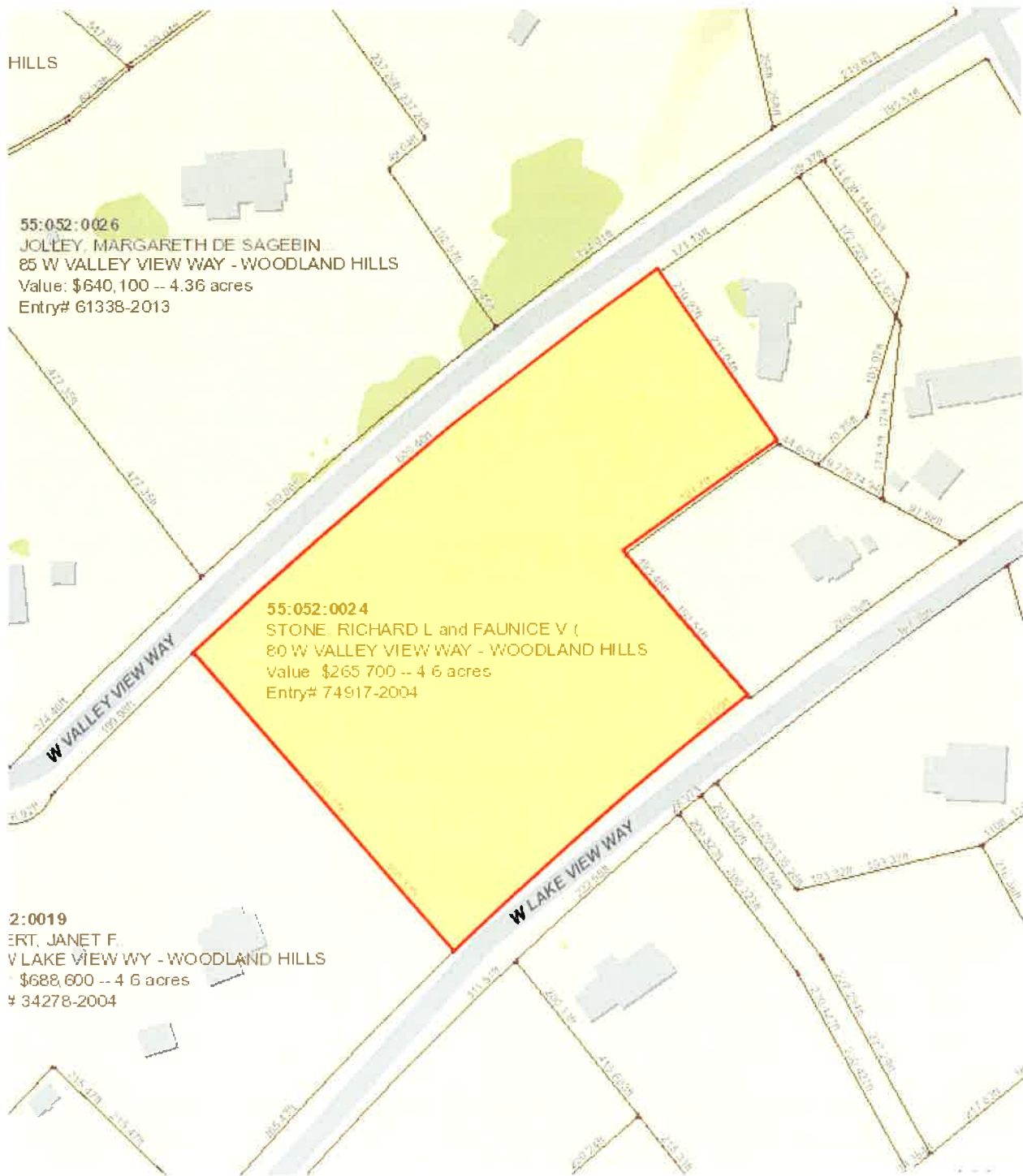


3		A copy of the page or pages of the County Auditor's plats showing the general location of the area under consideration with reference to the neighboring territory. The plat shall show at least two hundred (200) feet in each direction beyond the area proposed for rezoning;
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Original Plat Map (Lot 24 is subject property)



Utah County Parcel Map (dated 12/4/2021 – subject property is noted in yellow shading)



Utah County Parcel Map with Satellite Imagery (dated 12/4/2021 - subject property is noted with a blue outline)



C) Concept plan

Intent is to divide 4.58 acre parcel (shown in blue outline) approximately along orange dashed line, thus creating two parcels, one approximately 3.58 acres and the other 1.0 acres.



4	A list of the owners of all property in the area including contiguous properties and property across the street proposed for rezoning, together with their residence addresses; and
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<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Janet Egbert	121 W Lake View Way	Woodland Hills	UT	84653
Jason and Maria Gardner	124 W Lake View Way	Woodland Hills	UT	84653
Jon and Patricia Jordan	90 W Lake View Way	Woodland Hills	UT	84653
Lee and Jo Lisonbee	1105 W 590 South	Spanish Fork	UT	84660
Mark and Karma Bronson	30 W Lake View Way	Woodland Hills	UT	84653
James and Susan Brady	555 S Woodland Hills Dr	Woodland Hills	UT	84653
Brad and Wendy Moore	55 W Lake View Way	Woodland Hills	UT	84653
James and Roni Sermersheim	30 W Valley View Way	Woodland Hills	UT	84653
Wanlass Investments	35 W Valley View Way	Woodland Hills	UT	84653
Margareth Jolley	85 W Valley View Way	Woodland Hills	UT	84653
Jordan Davis	115 W Valley View Way	Woodland Hills	UT	84653



January 7, 2022

Woodland Hills City
Attn. Mayor Winder & City Council
690 S. Woodland Hills Dr.
Woodland Hills, UT 84653

RE: Application for Zone Change – Nate Crow (80 W. Valley View Way)

Dear Mayor Winder:

The submitted application and associated documents for the above-referenced zone change have been reviewed. Primarily, these documents have been reviewed for consistency and completeness as required in Woodland Hills City Code, Title 10, Chapter 5, Article 2, Procedure for Zone Change.

As required by the City Code, I have reviewed the ‘description by metes and bounds’ of the property to be rezoned and have found it consistent with the intended parcel data on file with the County Recorder’s Office, and also have noted that a Professional Land Surveyor licensed in the state of Utah has provided an official seal certifying that the description is ‘a complete, proper and legal description’ of the parcel.

It also appears that all requirements for the zone change application have been met and that this application is ready to be received by the City Council and referred to the Planning Commission for consideration and to provide their recommendations to the Council.

Please let us know if you have any questions or concerns regarding this review.

Sincerely,

Parker Vercimak, P.E.
Project Manager
JONES & DeMILLE ENGINEERING, INC.

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 107/109
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

Other Requested Items

A) Net residential in square feet

199,482 sq.ft.

B) Proposed density

.43 units per acre

or

2 units / 4.58 acres = .43 units per acre