

**8.2 MOTION: FINAL APPROVAL OF THE HARVEST POINT TOWN HOMES
SUBDIVISION LOCATED AT 114 EAST 5000 SOUTH**

**8.3 MOTION: FINAL APPROVAL OF THE LAKER 88 SUBDIVISION LOCATED
AT 242 EAST 5000 SOUTH**

**8.4 MOTION/RESOLUTION 19:04: INTERLOCAL AGREEMENT FOR THE
DEVELOPMENT AND MANAGEMENT OF THE BONNEVILLE CONE
COMMUNITIES THAT CARE PROGRAM**

The Communities that Care program helps communities to mobilize to identify and
Address youth issues.

**8.5 DISCUSSION/ACTION: COUNCIL TO GIVE DIRECTION ON FIRE
DEPARTMENT STAFFING FOR THE TENTATIVE BUDGET**

Council to discuss and approve a motion regarding staffing levels for the Volunteer
Fire Department. The budgetary assumptions will be included in the tentative budget document.

9. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

10. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

11. UPCOMING EVENTS

February 28th: Planning Commission 6:00 p.m.

March 5th : City Council Work Session 5:00 p.m.

March 5th: City Council Meeting 6:00 p.m.

March 19th: Terrace Days Meeting 5:00 p.m.

March 19th: City Council Meeting 6:00 p.m.

March 28th: Planning Commission Meeting 6:00 p.m.

12. ADJOURN THE MEETING: MAYOR ALLEN

13. WORK SESSION (Continuation if needed) : (To follow the regular meeting)

Topics to include, but are not limited to:

- Changes to the Pay Compensation plan
- Law enforcement contract

For more information on these agenda items, please visit our website at www.washingtonterracecity.com

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CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

City of Washington Terrace

Minutes of a Regular City Council meeting
Held on February 5, 2019
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION

Mayor Mark C. Allen
Council Member Scott Monsen - Excused
Council Member Blair Brown –Excused
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Finance Director Shari’ Garrett
Public Works Director Steve Harris
Fire Chief Kasey Bush
City Recorder Amy Rodriguez

Others present

Beth Bush

1 WORK SESSION

5:00 P.M.

Topics to include, but are not limited to:

* Fire/EMS services and proposed increased staffing levels.

Mayor Allen stated that resident Mrs. McKay sent 5 pizza over the Fire Department this past weekend. Chief Bush stated that he will send a thank you note from the Department.

Bush presented on staffing levels for the Fire Department. He explained that the reasoning to go to 3-person shifts as 3=5. He explained that 3 of shift will effect medical calls by having a quicker speed of care, help with fallen residents, and cardiac arrests. He stated that having 3 people on a fallen resident call will relieve back injuries for the responders. He stated that two responders can take care of the patient, while the third is taking down information for a quicker hand off to the ambulance crew. Bush stated that after two minutes of CPR, the quality of chest compressions goes down. He stated that having more help on a call will help lesson those issues.

Bush stated that the two extra fire fighters are the ambulance crew from Ogden.

Bush stated that with automatic aid, there can be up to 16 people on the crew. This helps with the xto the city if there is a full 15 man crew on scene. Bush stated that if there are 2 people in a fire, 2 people must be waiting outside. This allows firefighters to come out of the fire for rehab (cool down, get water, rest).

Bush stated that there are new county protocols for rehab. Bush stated that cancer is the number one cause of death for firefighters, and then heart attack.

Bush stated that the city would receive automatic aid from neighboring communities when there is a staff of 5. This will allow 16 fire fighters to come in on fire calls. The remaining fighters will automatically be

dispatched to the call, cutting down on time that is wasted waiting outside for the other firefighters to arrive.

Bush stated that the goals of the Department is to offer competitive pay, which will help with recruitment and retention. Bush stated that there are a lot of fire jobs out there and it is hard to recruit new firefighters. Bush believes that the increase in pay will help with retention. He stated that if we do not have shift coverage, we do not have an apartment. Bush stated that he has received firefighters from Layton other areas since the increase in stipend in June. Hanson stated that the pay increase will help fill the schedule. He stated that there has been improvement, but there is still a way to go. Hanson stated that our goal is to maintain volunteer status. Hanson stated that he has sent a notice to Riverdale and South Ogden informing them that we do not have plans to join the consolidation.

Hanson stated that there will be tax maintenance to secure a GO bond if Council chooses to go into this direction. He stated that there will need to be a lot of education to the public if taxes are raised. Hanson stated that people may come to the correct conclusion if they understand the reasoning.

Bush stated that there would be a \$93.00 tax rate increase for the three man option.

He stated that there would be a yearly 5-7 dollar increase. Bush stated that we can ask other cities to back fill our department once we have a 3 man crew. He stated that there should not be any increases to equipment or turn out gear with more manpower.

Bush also gave an option if we keep it at two fire fighters with increase in stipend. He stated that it is cost effective, however, we would not receive the automatic aid. He stated that the tax increase would be \$37 a year. He stated that the level of service would remain the same. He stated that the increase may help with recruitment and retention, but service levels will remain the same. Bush stated that we are not guaranteed help from other departments unless we have the automatic aid.

Council Member West asked if we had statistical data showing an aging population, and aging structures. He stated that it would be nice to have the data showing the need for increased levels of service and why we would need more manpower.

Hanson stated that the question is “can we respond to our residents and stakeholders in the most efficient manner”. Council Member West stated that it is an education process so that people understand that it is not just fire service, but medical calls as well. Hanson stated that we have to use this opportunity to educate the public.

Hanson stated that there must be Truth in Taxation specifically for Fire. He stated that even though it would be a wash, it may not be perceived that way. He stated that the thought is to finance the 3 firefighters now and then have maintenance going forward.

Council Member Weir stated that we would need the right training and education for the residents. Hanson stated that this change would not take effect until August when the final budget is adopted.

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen
Council Member Scott Monsen - Excused
Council Member Blair Brown - Excused
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Finance Director Shari' Garrett
Public Works Director Steve Harris
Fire Chief Kasey Bush
City Recorder Amy Rodriguez
Lt. Jeff Pledger, Weber County Sheriff

Others present

Charles and Reba Allen, Amy Miller,

2. **ROLL CALL** **6:00 P.M.**

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**

5.1 APPROVAL OF AGENDA

5.2 APPROVAL OF JANUARY 15, 2019, MEETING MINUTES

Items 5.1 and 5.2 were approved by general consent.

6. **CITIZEN COMMENTS**

South Ogden resident Amy Miller stated that the Methodist Church held an event called "Following" in October, and a "Make it and Take it" event in November, which had great turnout. She stated that their group is in the early planning stages of children programs. She wanted Council to know that the church is very active in the Community. She asked if the City does an Easter Egg hunt. She stated that the church is looking into having a health fair. She stated that they are interested into partnering with the City on events if the City is interested.

7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS**

Hanson stated that the Easter Egg Hunt will be held on April 20th at Rohmer Park. He stated that Terrace Days will be June 8th.

Mayor Allen stated that he would like to visit the facility with Council. Hanson will work with Miller on setting up a date for a tour, possibly after a Council meeting.

Harris stated that the fire hydrant painting is a long process, but he is trying to work it out so that the church can help.

8. **NEW BUSINESS**

8.1 PRESENTATION: FINANCE QUARTERLY REPORT

Garrett presented to Council, highlighting that the Utility Funds are showing their typical trends. She stated that the Public Works facility project is wrapping up. Garrett stated that Sales tax is coming in strong, but anticipates a slowing of the sales tax. She identified point of sale, point of delivery, and phone sales tax. She stated that point of delivery (internet sales) is roughly 32 percent of the sales tax base. She stated that it is fastly growing.

Hanson stated that he spoke with some of the sponsors of sales tax distribution. He stated that no one knows what is going to happen to the system, but municipalities need to be at the table discussions. Garrett highlighted consistent growth in building permits. She stated that there is more residential Growth that has not been seen in the last few years.

Garrett stated that our investment earnings are doing well. She stated that we are at 2.9 percent returns on our investments. This is up from 1.3 percent from last year at this time.

Mayor Allen stated that the county has approved an .11cent increase in tipping fees.

8.2 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT

Chief Bush presented to Council, stating that he does not have dispatch numbers due to turnovers at dispatch. He stated that he believes we are at over 1000 calls this year.

Bush stated that there have not been any major fires, mostly medical calls.

8.3 PRESENTATION: SHERIFF QUARTERLY REPORT

Lt. Pledger addressed Council, stating that Council will be receiving quarterly reports.

Pledger stated that the radar speeds signs have been having a positive influence in the City.

Pledger stated that Sgt. Streicher has been working in the office if Council would like to speak to him on any issues.

Lt. Pledger stated that they were able to close a child abuse case. He stated that there was a forcible Sex assault at the Jr. High that has been closed. He stated that these types of cases take an extensive amount of time to investigate. Pledger stated the they are currently monitoring 15 sex offenders living in the City.

Lt. Pledger updated Council on a stolen vehicle case out of South Ogden. He stated that the individuals in question involve a 16 year old that has many charges against him.

Pledger stated that crime crosses over between cities and what happens in this community affects what happens in neighboring cities. Pledger noted that many of the juveniles involved in the crimes he spoke of are involved in gangs in the community. He stated that the drug units and K-9 units are on top of the issue. He stated the gang activity is happening at the Jr. High and more prevalent at the High School.

Lt. Pledger stated that trained City employees on active shooter protocol in January.

He stated that he is also working with Staff on the Good Landlord Program.

8.4 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT

South Ogden Animal Control officer stated that there have not been any problems recently. She stated that her staff has been working on animal licenses. She stated that they are making a bigger effort to be in Rohmer Park. She stated that she would like residents to call the South Ogden Dispatch for reporting since she is not always in the office.

8.5 DISCUSSION/MOTION: APPROVAL OF CITY COUNCIL DONATION TO BONNEVILLE HIGH SCHOOL

Hanson stated that the donation given to the School has been requested by the PTSA to help with an alcohol free safe environment graduation party. The students have helped with the Easter egg hunt and other projects in past years.

**Motion by Council Member Weir
Seconded by Council Member Barker
To approve the donation of \$500
To Bonneville High School
For the graduation party
Approved unanimously (3-0)**

8.7 MOTION: APPROVAL OF THE POLICY AND PROCEDURE MANUAL FOR THE EMPLOYEES OF WASHINGTON TERRACE

Hanson stated that this is an important document to help manage staff. Hanson stated some of the policy language has been clarified and revised

Hanson highlighted a few of the revisions: a clarification to the salary planning language concerning market pay, the classification of full time and part time employees, clarification on the use and accrual of compensatory time rather than overtime pay.

Hanson stated that several new policies were added: Credit Card Use Policy, Fraudulent Activity Policy, Driving while conducting City Business, and the Safety Incentive Program.

Hanson explained a new addition to the document concerning Workers' Compensation and the use of sick leave, vacation leave, or comp time to fill the gap where Workers' Compensation leaves off.

Council Member Barker asked where the framework of the manual comes from. Rodriguez stated that the framework for the document originally came from Human Resource Association templates and has gone through legal review. Rodriguez stated that each section has been checked to ensure that state and federal laws are still current. Rodriguez stated that each employee is given the policies to review and that they sign that they have read the policy. Council Member West stated that it becomes a binding agreement between the City and the employee. If there were ever a court case, the City can show that the employee acknowledge that they were aware of practices and policies in the City.

Rodriguez stated that the manual is a guide to behavior, disciplinary issues, benefits, policies, and best Practices.

Rodriguez noted that the manual has not been approved in its entirety since 2013. As regulations and Requirements evolve, sections of the manual will be brought back to Council for review and approval.

Mayor Allen noted that one of the Boards in which he is a member is thinking about a whistle blower section in their manual. Rodriguez stated that retaliation is covered in the manual, there is not a specific section on whistle blowing. She will research and bring back to Council with any other changes.

**Motion by Council Member West
Seconded by Council Member Weir
To approve the policy and procedures
Manual for 2019
Approved unanimously (3-0)**

9. COUNCIL COMMUNICATION WITH STAFF

Council Member Barker asked if there are any other infill properties coming in. Hanson stated that three property owners have been through the process and two subdivisions will be on the Next agenda.

Hanson stated that the City lights issue is still being reviewed.

Mayor Allen stated that there is one more speed sign on order.

Mayor Allen thanked Hanson and his staff for their hard work. Mayor Allen noted that the Storm Water Coalition resolution was signed last month. He stated that it was brought up at a WACOG meeting last night and was able to inform several county members who did not know about the Coalition.

Mayor Allen thanked Harris for keeping the City up to date and on the leading edge of issues.

10. ADMINISTRATION REPORTS

Hanson stated that he went to the legislative session yesterday and stated that there is legislation concerning impact fees and affordable housing. He stated that he will keep an eye on the legislation. He stated that the ULCT is putting together information that shows the work the cities are doing for affordable housing. Hanson stated that he will give the ULCT the information on our infill property ordinance and how it helps with affordable land use.

Hanson stated that land use is another issue that he will be watching closely. Hanson stated that the state is wanting to dictate how the cities will manage land use within their cities.

Hanson stated that there are 6 different bills on how to manage RDA's.

Hanson stated that he attended a meeting with the Sheriff's Office and other contract cities. He stated that he felt that it was a productive meeting. He stated that it is critical to smooth the budget so that we don't see any spikes. Hanson stated that he stressed that the distribution on the elevated service is still at 50/50.

Hanson stated that he had a meeting with a solid waste -to -energy without a tipping fee company. However, Hanson stated that the committee is not convinced at this time on the numbers needed to make the program work.

Hanson stated that Sgt. Streicher has been doing a great job on calling on warrants.

Hanson stated that staff is in the middle of the budget season.

11. UPCOMING EVENTS

February 18th: City Offices closed in observance of President's Day

12. ADJOURN THE MEETING: MAYOR ALLEN

Mayor Allen Adjourned the meeting at 7:44 p.m.

Date Approved

City Recorder



City Council Staff Report

Author: Planning Dept.

Subject: Harvest Pointe In-fill Subdivision for Matt McConkie, Final approval of a Subdivision & Site Plan approval, located between 114 East 5000 South.

Date: February 19, 2019

Type of Item: Action to approve final Subdivision & Site Plan for Harvest Pointe Subdivision.

Summary:

The Planning Commission has held a public hearing and has given a recommendation to Council for Final approval to the following subdivision for Harvest Pointe Subdivision for Matt McConkie located between 114 East 5000 South (It is the field/open space west of 150 East).

Description:

This Parcel has been previously used as agricultural for growing award winning pumpkins. This parcel has been identified and considered as a property that qualifies for In-fill development within the City of Washington Terrace.

In-fill housing allows for buildable sites on vacant lands that have been left as open space area and surrounded by different Uses. With the adoption of the In-fill housing ordinance allows the property Owners to build or develop their property.

In-fill ordinance provides for higher density and adjustments to the City standards for zoning, modifications to setbacks, road widths. The Developer shall also continue to maintain a single family element to the exterior appearance of the structures by maintaining two car garages no stucco to the front of the building and adding varied roof lines with dormers and etc.

The In-fill development ordinance has become a key component of growth within the City of Washington Terrace.

Benefits of In-fill:

- Reduce unsightly nuisance lots
- Smart growth
- Improve appearance of an area
- Contribute to the economy, (taxes – fees)
- Diverse housing for Single Family- low moderate housing compliance
- Reduce crime
- Affordable housing

Topic: In-fill Subdivision

The applicant is proposing a Single Family townhome project consisting of 20 Single Family Units, with each lot being sold as Single Family unit. The lot sizes and number of lots comply with the In-fill requirements to be considered for an In-fill subdivision.

The scheme and design of the buildings comply with the architectural requirements of the Ordinance.

The parking requirement is for a two car garage and two allowable spaces. The developer has complied with the Ordinance.

The submitted plans and renderings comply with the In-fill development procedures and will accomplish the desired outcome.

- The Planning Commission has evaluated the In-fill Site Plan & Subdivision for its practicality and potential Land Use benefit for the desired area.
- The impact of newer homes being built in the area can increase property values to surrounding homes.

Analysis:

The objective is to provide the Landowners an opportunity to develop their ground. The intent is to also allow for development that will not distract from the area or City and will be a positive improvement to the City of Washington Terrace.

Department Review:

The Staff has reviewed the Harvest Pointe Subdivision development. The benefit for approval of the In-Fill development are for the following reasons;

- This development will contribute to the area.
- It complies with the allowable lots for the bonus for the surrounding area.
- The minimum lot sizes conform to the In-fill Ordinance
- Renderings for the buildings comply with the In-fill architectural description as outlined in the code. (Two car garages, parking, materials to be used on exterior and curb appeal to the front and roof lines of the buildings).
- It meets the allowable parking spaces
- The overall design of the development meets the Cities goal for In-fill development?
- This has been given approval by Fire,
- The hammer head turnabout for Fire has been accepted by the Fire Chief and Fire Marshall.

Alternatives:

- A. **Approve the Request:** The City Council may approve the Subdivision.
- B. **Deny the Request:** The City Council can deny the request with direction.
- C. **Continue the Item:** The City Council may table the request to a later meeting; requesting additional information, or seek additional changes or clarification and or staff items have been completed.

WHEN RECORDED RETURN TO:
MATT McCONKIE, Harvest Pointe Townhomes LLC,
1464 E. Ridgeline Dr. South Ogden 84403

CITY OF WASHINGTON TERRACE SUBDIVISION DEVELOPMENT AGREEMENT

The Parties to this Subdivision Development Agreement (“Agreement”) are Matthew McConkie, Manager, of Harvest Pointe Townhomes LLC, (“Developer”) and the City of Washington Terrace (“City”). The Effective Date of this Agreement will be the date that Final Subdivision Plat (“Plat”) approved herein is recorded at the Office of the Weber County Recorder.

RECITALS

WHEREAS, Utah Code §10-9a-604.5 authorizes the City to enter a Development Agreement; and

WHEREAS, the Developer seeks permission to subdivide property within City, to be known as HARVEST POINTE TOWNHOMES (“Subdivision”), which property is more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (“Property”); and

WHEREAS, the City seeks to protect the health, safety, and general welfare of the residents by requiring the completion of various improvements in the Subdivision and thereby to limit the harmful effects of substandard subdivisions, including premature subdivision which leaves property undeveloped and unproductive; and

WHEREAS, the purpose of this Agreement is to protect the City from the cost of completing subdivision improvements itself and is not executed for the benefit of material, men, laborers, or others providing work, services or material to the Subdivision or for the benefit of lot or home buyers in the Subdivision; and

WHEREAS, the mutual promises, covenants, and obligations contained in this Agreement are authorized by state law and the City’s Municipal Code;

NOW, THEREFORE, the Parties hereby agree as follows:

DEVELOPER’S OBLIGATIONS

1. **Improvements.** The Developer shall construct and install, at his own expense, those on-site and off-site subdivision improvements listed on Exhibit “B” attached hereto and incorporated herein by this reference (“the Improvements”). The Developer’s obligation to complete the Improvements will arise immediately upon Plat approval by the City, will be independent of any obligations of the City contained herein and will not be conditioned on the commencement of construction in the development or sale of any lots or improvements within the development.

2. **Security.** To secure the performance of his obligations hereunder, the Developer will make a Cash Deposit (“Financial Guarantee”) to be held in Escrow. The Financial Guarantee shall be established on or prior to the effective date in a form similar to Exhibit “C” attached hereto. The Financial Guarantee is to be in the amount specified in the Improvements completed prior to recording. The Financial Guarantee will be established at Hickman Land Tittle or other entity mutually agreed by the Parties to be known as (“Escrow Holder”). The Financial Guarantee shall be payable at sight to the City and will bear an expiration date not earlier than two (2) years after the Effective Date of this Agreement. An Escrow Agreement substantially similar to Exhibit “C” attached hereto and incorporated herein by this reference shall be executed with the Escrow Holder and the Parties. The Financial Guarantee will be payable to the City at any time upon presentation of:
 - a. A sight draft drawn on the issuing Escrow Holder in the amount to which the City is entitled to draw pursuant to the terms of this Agreement; or
 - b. A request executed by the City Attorney or City Recorder stating that the City is entitled to make a draw or Developer is in default under this Agreement;
 - c. A request by the City under this Agreement or for Inspection/Subdivision Fees. Developer hereby authorizes the release of any and all outstanding Inspection/Subdivision Fees as specified in the Exhibit “B”.
3. **Standards.** The Developer will construct the Improvements according to the Public Works Standards and Technical Specifications, municipal code, applicable building or other codes adopted by City, all of which are incorporated herein by this reference.
4. **Warranty.** The Developer warrants that the Improvements, each and every one of them, will be free from defects for a period of one (1) year from the date that the City accepts the improvement when completed by the Developer and as requested by the Developer for conditional acceptance and final acceptance as provided in state law.
5. **Completion Periods.** The Developer shall commence work on the Improvements within one year from the Effective Date (“Commencement Period”) and the Improvements, each and every one of them, will be completed within two (2) years from the Effective Date (“Completion Period”).
6. **Compliance.** The Developer will comply with all approval requirements, relevant laws, code requirements, standards, specifications, and regulations in effect at the time of Plat approval when fulfilling his obligations under this Agreement. When necessary to protect public health, the Developer will be subject to laws, ordinances and regulations that become effective after final plat approval. The Developer shall specifically comply as follows:
 - a. Comply with the requirements of Chapter 17.10 of the Washington Terrace Municipal Code.

- b. Conform to the approved Plat for the Subdivision attached in Exhibit “D” incorporated herein by this reference.
 - c. Comply with the requirements of the City Engineer.
 - d. Conform to the Final Approval granted by the Planning Commission and City Council as set forth in the minutes.
 - e. Submit for review and approval by the City Attorney the Covenants, Conditions & Restriction (CC&Rs) and Home Owners’ Association (HOA) documents for the Subdivision.
7. **Dedication.** The Developer will dedicate to the City or other applicable agency as designated by the City the Improvements listed on Exhibit “B” attached hereto and incorporated herein by this reference pursuant to the procedure described below. The Developer shall also dedicate to the City any adequate secondary water in the form of bona fide water rights/shares as may required for an approved secondary imitation system.
8. **Inclusion and/or Annexation.** The Developer, each subsequent purchaser, prospective purchaser, transferee, assignee, heir, or any other type of owner (collectively the “Owners”) of any or all lot or lots (collectively the “Lots”) hereby consents and agrees not to contest, protect, or object to inclusion and/or annexation into any special assessment area, special district, or similar entity as determined or directed by the City. Owners in the Subdivision hereby and forever acknowledge and accept that such are subject to taxes, assessments, and monthly user fees as imposed by any special assessment area, special district, or similar entity.
9. **Home Owner Association.** The Developer, each subsequent purchaser, prospective purchaser, transferee, assignee, heir, or any other type of owner (collectively the “Owners”) of any or all lot or lots (collectively the “Lots”) hereby forever acknowledge and consent to being governed by a Home Owner or Home Owners’ Association (“HOA”) as set forth in such documents and bylaw created for the same and forever hold the City harmless for the same.

CITY’S OBLIGATIONS

10. **Plat Approval.** The City will grant Final Subdivision Plat (“Plat”) approved for the Plat that is substantially similar to the Plat attached in Exhibit “D” and incorporated herein. Approval of the Plat and this Subdivision is subject to the applicable state laws and local ordinances in effect at the time of Plat approval.
11. **Access and Improvements.** The Developer, each subsequent purchaser, prospective purchaser, transferee, assignee, heir, or any other type of owner (collectively the “Owners”) of any or all lot or lots (collectively the “Lots”) hereby acknowledges consents

that the City is granted an easement over all storm water and drain facilities, and such easement includes all rights to access at any time for inspection of any storm water and drain facilities in accordance with any regulation imposed by the federal or state governments and as otherwise provided in this Paragraph. In the event that the storm water facilities are not adequately maintained, operated, or controlled by the HOA then all storm water and drain facilities may be assumed and maintained by the City at the expense of each owner or an assessment area, special district, or similar entity may be established for the same at the sole discretion of the City. The City may also inspect and maintain any other public improvements and gain access for the same on any private property to adequately ensure the use, operation, repair, replacement, and maintenance of any public improvement.

12. **Inspection and Certification.** The City will inspect the Improvements as they are being constructed and, if acceptable to the City Engineer, certify such improvement as being in compliance with the standards and specifications of the City. Such inspection and certification, if appropriate, will occur within a reasonable time of notice by the Developer that he desires to have the City inspect an improvement. Before obtaining certification of any such improvement, the Developer will present to the City valid lien waivers from all persons providing materials or performing work on the improvement for which certification is sought. Certification by the City Engineer does not constitute a waiver by the City of the right to draw funds under the Financial Guarantee on account of defects in or failure of any improvement that is detected or which occurs following such certification.
13. **Notice of Defect.** The City will provide timely notice to the Developer whenever inspection reveals that an Improvement does not conform or is defective to the standards and specifications or the approved Subdivision improvement drawings on file with the City or City Engineer. The Developer will have thirty (30) days from the issuance of such notice to cure or substantially cure the defect. The City may not declare a default under this Agreement during the thirty (30) day cure period on account of any such defect unless it is clear that the Developer does not intend to cure the defect. The Developer will have no right to cure defects in or failure of any improvement found to exist or occurring after the City accepts dedication of the Improvement(s).
14. **Acceptance of Dedication.** The City or other applicable agency will accept the dedication of any validly certified Improvement within thirty (30) days of the Developer's offer to dedicate the Improvement. The City's or agency's acceptance of dedication is expressly conditioned on the presentation by the Developer of a policy of title insurance, where appropriate, for the benefit of the City showing that the Developer owns the Improvement in fee simple and that there are no liens, encumbrances, or other restrictions on the improvement unacceptable to the City in its reasonable judgment. Acceptance of the dedication of any improvement does not constitute a waiver by the City of the right to

draw funds under the Financial Guarantee on account of any defect in or failure of the Improvement that is detected or which occurs after the acceptance of the dedication. The Improvements must be offered to the City in no more than one (1) dedication per month.

15. **Reduction of Security.** After the acceptance of any Improvement, the amount which the City is entitled to draw on the Financial Guarantee may be reduced by an amount equal to ninety (90) percent of the estimated cost of the Improvement as shown on Exhibit "B". At the request of the Developer, the City will execute a Certificate of Release verifying the acceptance of the Improvement and waiving its right to draw on the Financial Guarantee to the extent of such amount. A Developer in default under this Agreement will have no right to such a certificate. Upon the acceptance of all of the Improvements, the balance that may be drawn under the credit will be available to the City for 90 days after expiration of the Warranty Period.
16. **Use of Proceeds.** The City will use funds drawn under the Financial Guarantee only for the purposes of completing the Improvements or correcting defects in or failures of the Improvements.

OTHER PROVISIONS

17. **Events of Default.** The following conditions, occurrences, or actions will constitute a default by the Developer during the Construction Period:
 - a. Developer's failure to commence construction of the Improvements within one year of final subdivision plat approval;
 - b. Developer's failure to complete construction of the Improvements within two years of final subdivision plat approval;
 - c. Developer's failure to cure defective construction of any Improvement within applicable cure period;
 - d. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer; or
 - e. Foreclosure of any lien against the Property or a portion of the Property or assignment or conveyance of the Property in lieu of foreclosure.The City may not declare a default until written notice has been given to the Developer.
18. **Measure of Damages.** The measure of damages for breach of this Agreement will be the reasonable cost of completing the Improvements. For Improvements upon which construction has not begun, the estimated cost of the Improvements as shown on Exhibit "B" will be prima facie evidence of the minimum cost of completion. However, neither that amount or the amount of the Financial Guarantee establishes the maximum amount of the Developer's liability. The City will be entitled to complete all unfinished Improvements at the time of default regardless of the extent to which development has taken place in the Subdivision or whether Development ever commenced.

19. **City's Rights Upon Default.** When any event of default occurs, the City may draw on the Financial Guarantee to the extent of the face amount of the credit less ninety (90) percent of the estimated cost (as shown on Exhibit "B") of all Improvements theretofore accepted by the City. The City will have the right to complete Improvements itself or contract with a third party for completion, and the Developer hereby grants to the City, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, maintaining, and repairing such improvements. Alternatively, the City may assign the proceeds of the Financial Guarantee to a subsequent developer (or a lender) who has acquired the Subdivision by purchase, foreclosure, or otherwise who will then have the same rights of completion as the City if and only if the subsequent developer (or lender) agrees in writing to complete the unfinished Improvements. In addition, the City also may suspend final plat approval during which time the Developer will have no right to sell, transfer, or otherwise convey lots or homes within the Subdivision without the express written approval of the City or until the Improvements are completed and by the City. These remedies are cumulative in nature except that during the Warranty Period, the City's only remedy will be to draw funds under the Financial Guarantee. The City may file a Certificate of non-compliance on the Subdivision with applicable fines set forth in code, or pursue other remedies at law or equity.

20. **Indemnification and Improvements.** The Developer and Owners of any or all Lots in the Subdivision in the hereby expressly agree to forever indemnify and hold the City harmless from and against all claims, costs, and liability of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the development site and elsewhere pursuant to this Agreement. Such Owners further forever agree to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work or any Improvements pursuant to this Agreement or development, maintenance, and operation of the Subdivision. The Owners of any or all Lots in the Subdivision in the hereby expressly acknowledge that the Secondary Water System (the "System") as provided in the Improvements is supplied by a third party irrigation company and is subject to drought, rationing, regulations, and strict conservation measures and agree to conform to such. Also, said System may contain mollusks, crustaceans, moss, algae, debris, or foreign objects that require Owners to provide continuous maintenance and upkeep, winterization measures, and specialized operation or handling.

21. **Employment.** The Developer is not an agent or employee of the City.

22. **No Waiver.** No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both City and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.

23. **Amendment or Modification.** The parties to this Agreement may amend or modify this Agreement only by written instrument executed by the City and by the Developer, or authorized agent. Such amendment or modification will be properly notarized before it may be effective.
24. **Attorney's Fees.** Should either party be required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court, arbitrator, or mediator awards relief to both parties, each will bear its own costs in their entirety.
25. **Vested Rights.** The City does not warrant by this Agreement that the Developer is or is not entitled to any other approval(s), permits, or licenses required by the City or has vested right to such, before the Developer is entitled to commence development of the Subdivision or to transfer ownership of property in the Subdivision.
26. **Third Party Rights.** No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement, except that if the City does not exercise its rights within sixty (60) days following knowledge of an event of default, a purchaser of a lot or home in the Subdivision may bring an action in mandamus to compel the City to exercise its rights.
27. **Scope.** This Agreement constitutes the entire agreement between the Parties and no statement(s), promise(s) or inducement(s) that is/are not contained in this Agreement will be binding on the parties.
28. **Time.** For the purpose of computing the Commencement Period, Abandonment, and Completion Periods, and time periods for City action, such times in which civil disaster, acts of God, or extreme weather conditions occur or exist will not be included if such times prevent the Developer or City from performing his/its obligations under the Agreement.
29. **Severability.** If any part, term or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
30. **Benefits.** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonable withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also bind the heirs, successors, and assigns of the Developer. There is no prohibition on the right of the City to assign its rights under this Agreement. The City will release the Developer's Financial Guarantee if it accepts new security from another developer or

lender who obtains the Property. However, no act of the City will constitute a release of the original Developer from this liability under this Agreement.

- 31. **Notice.** Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows:
 - a. Developer: 1464 E. Ridgeline Drive, South Ogden, UT 84403.
 - b. City: 5249 South 400 East, Washington Terrace, UT 84405.
- 32. **Recordation.** Either Developer or City may record a copy of this Agreement at any time in the Recorder’s Office of Weber County, Utah.
- 33. **Immunity.** Nothing contained in this Agreement constitutes a waiver of any of the City’s immunity under any applicable state law or otherwise.
- 34. **Personal Jurisdiction and Venue.** Personal jurisdiction and venue for any civil action commenced by either party to this Agreement whether arising out of or relating to the Agreement or Financial Guarantee will be deemed proper only if such action is commenced in Second District Court of and for Weber County. The Developer expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.

FOR DEVELOPER:

MATTHEW MCCONKIE, Developer,
Manager

Date

CORPORATE ACKNOWLEDGMENT

State of Utah)

ss:

County of Weber)

On the ____ day of _____ 2019, personally appeared before me MATTHEW MCCONKIE, Manger, of Harvest Pointe Townhomes LLC, duly sworn, and the signer of the within instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

Notary Public

CITY OF WASHINGTON TERRACE:

Page 9 -

Mayor

Date

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

ACKNOWLEDGMENT

State of Utah)
 ss:
County of Weber)

On the ____ day of _____ 20 __, personally appeared before me MARK ALLEN duly sworn, and the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

Notary Public

SCHEDULE OF EXHIBITS

- Exhibit A: Property Description to Be Subdivided
- Exhibit B: Required On-site and Off-site Subdivision Improvements
- Exhibit C: Financial Guarantee
- Exhibit D: Approved Final Subdivision Plat

Exhibit A: Property Description to Be Subdivided

AS-SURVEYED BOUNDARY DESCRIPTION

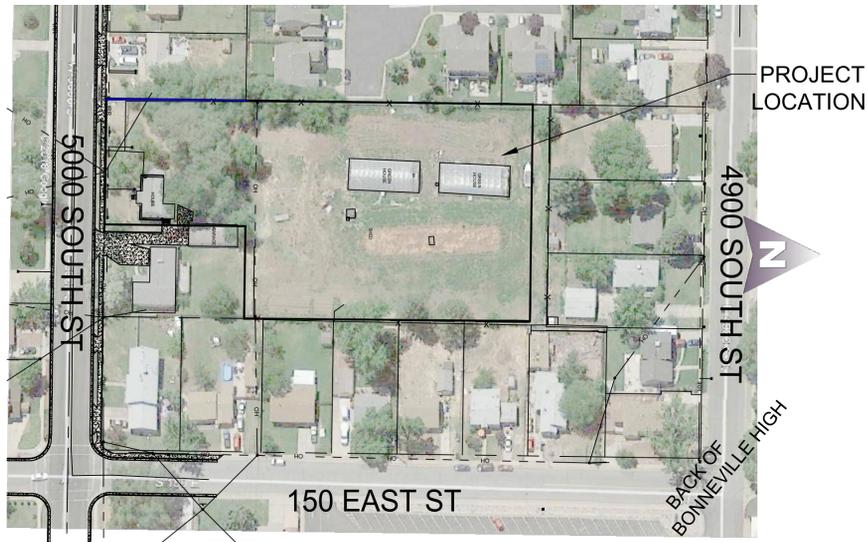
A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE TERRACE MEADOWS P.R.U.D. SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, BEING LOCATED NORTH 89°08'04" WEST 12.19 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND SOUTH 00°00'00" EAST 865.90 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE SOUTH 89°12'27" EAST 214.50 FEET; THENCE SOUTH 00°31'52" WEST 284.16 FEET; THENCE NORTH 89°08'26" WEST 91.30 FEET; THENCE SOUTH 00°47'33" WEST 140.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 123.00 FEET; THENCE NORTH 00°10'20" EAST 138.57 FEET TO THE SOUTHEAST CORNER OF SAID TERRACE MEADOWS P.R.U.D. SUBDIVISION AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG SAID LINE NORTH 00°47'33" EAST 285.34 FEET TO THE POINT OF BEGINNING. CONTAINING 78,434 SQ.FT OR 1.80 ACRES.

Subdivision Development Agreement
Harvest Pointe Townhomes

EXHIBIT

Exhibit C: Financial Guarantee

{upon approved estimate above}



HARVEST POINTE TOWNHOMES

MATT McCONKIE, Harvest Pointe Townhomes LLC,
1464 E. Ridgeline Dr. South Ogden



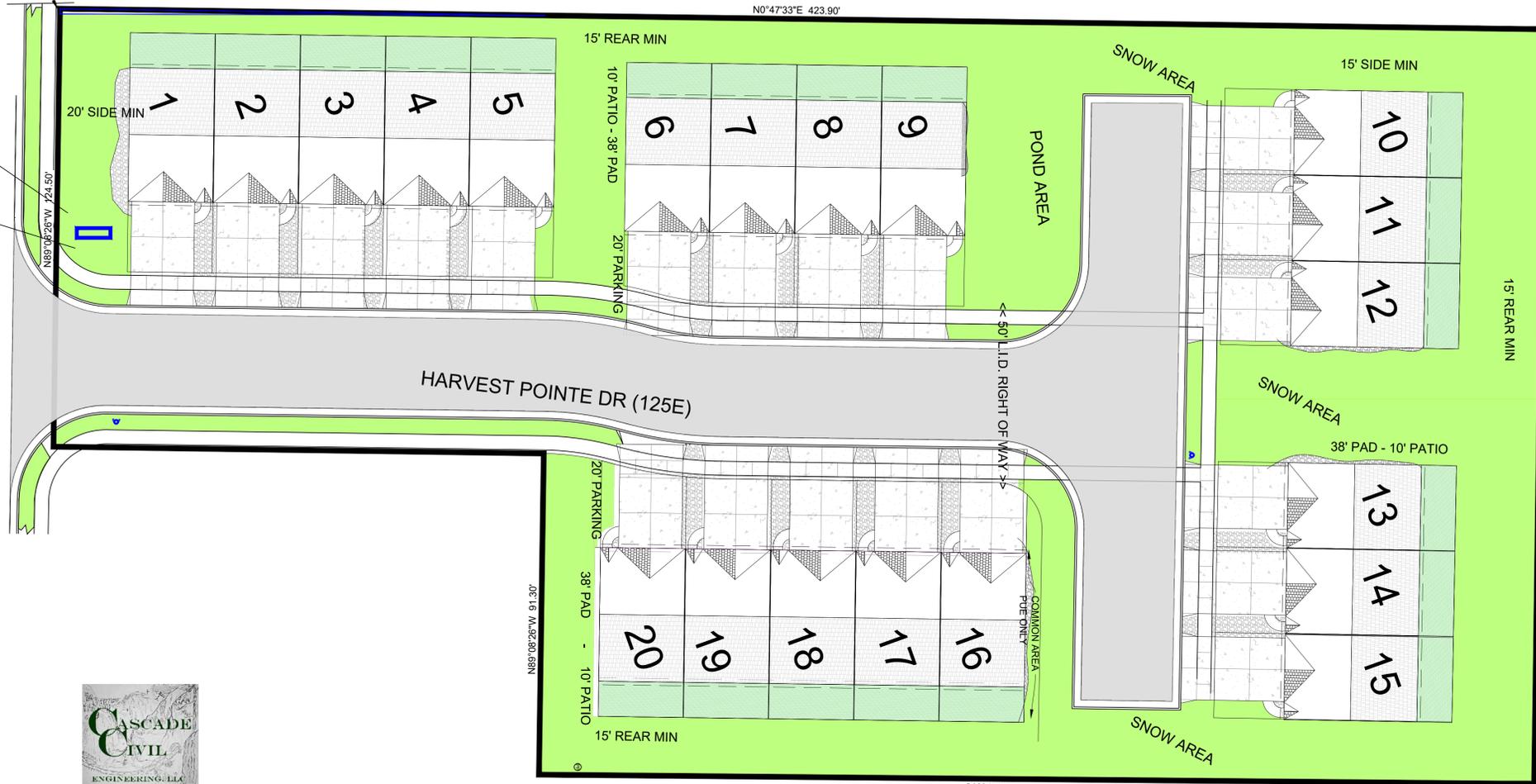
IN FILL ORDINANCE
 Acres: ORIGINAL 1.89 ACRES
 AREA AVERAGE: 4,000 SF / UNIT
 1.89 ACRES * 43,560 / 4,000 = 20.58 HOMES = 20



- DRAWING INDEX**
1. COVER
 2. DRAFT PRELIMINARY PLAT
 3. DEMOLITION / EXISTING CONDITIONS
 4. GRADING
 5. UTILITIES
 6. SWPPP
 7. LANDSCAPE / SIGNS
 - 8-9. FINAL PLAT (SURVEYOR)
 - 10-12: PROJECT BUILDING PLATS (ARCHITECT)

TOTAL DEED ACRES: 1.89 LESS
 - BOUNDARY AGREEMENT
 - 5000 SOUTH ROADWAY
 PROJECT AREA 1.80 ACRES

QUIT CLAIM 18" FOR
 COMMUNITY PLAT
 SPACING



CODE / NOTES
 CURRENT HOME ADDRESS 114 E 5000 S - TO BE REMOVED

ALL WORK TO COMPLY WITH WASHINGTON TERRACE
 STANDARDS
 JONES & ASSOCIATES Consulting Engineers STATED (SC- XX) SEE LINK BELOW
<https://jonescivil.com/clients/washington-terrace-city-2/>
 CALL BLUE STAKES AS REQUIRED



TRAFFIC: 20UNITX10 TRIPS/DAY = 200 ADT MINOR IMPACT
 ADT 5000 SOUTH @ WASHINGTON ~7500 ADT

GEO TECH
 Christensen Geotechnical

ALL WORK TO COMPLY WITH GEOTECHNICAL
 INVESTIGATION, DATE JAN. 3, 2019

SURVEY:
 GARDNER ENGINEERING



HARVEST POINTE TOWNHOMES SUBDIVISION - COVER
 MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
 SECTION 17, T 7N, R 1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
 5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
 PHONE: 801.845.6481
 cascadecivil@outlook.com



JOB No.: PUMPKIN
 DATE: 11/30/18
 DWG. BY: CKW
 SCALE: 1"=20'

SHEET TITLE
 COVER
 SHEET 1 OF 12

STAMP	REV	DATE	DESCRIPTION
SUBMITTAL			



ALL WORK TO COMPLY WITH GEOTECHNICAL INVESTIGATION, DATE JAN. 3, 2019



Scale in Feet
1" = 20'



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ▬ PROPERTY BOUNDARY
- ▬ LOT LINE
- ▬ ADJACENT PARCEL
- ▬ SECTION LINE
- ▬ EASEMENT
- ▬ EXISTING FENCE LINE
- ▬ EXISTING WATER LINE
- ▬ EXISTING IRRIGATION LINE
- ▬ EXISTING STORM DRAIN
- ▬ EXISTING SANITARY SEWER
- ▬ EXISTING OVERHEAD POWER
- ▬ EXISTING GAS LINE
- ⊕ EXISTING WATER METER
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING SEWER MANHOLE

STAMP	REV	DATE	DESCRIPTION
SUBMITTAL			



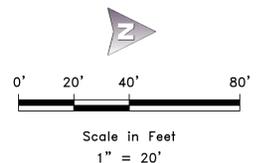
HARVEST POINTE TOWNHOMES SUBDIVISION - EXISTING / DEMOLITION
 MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
 SECTION 17, T7N, R1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
 5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
 PHONE: 801.845.6481
 cascadecivil@outlook.com

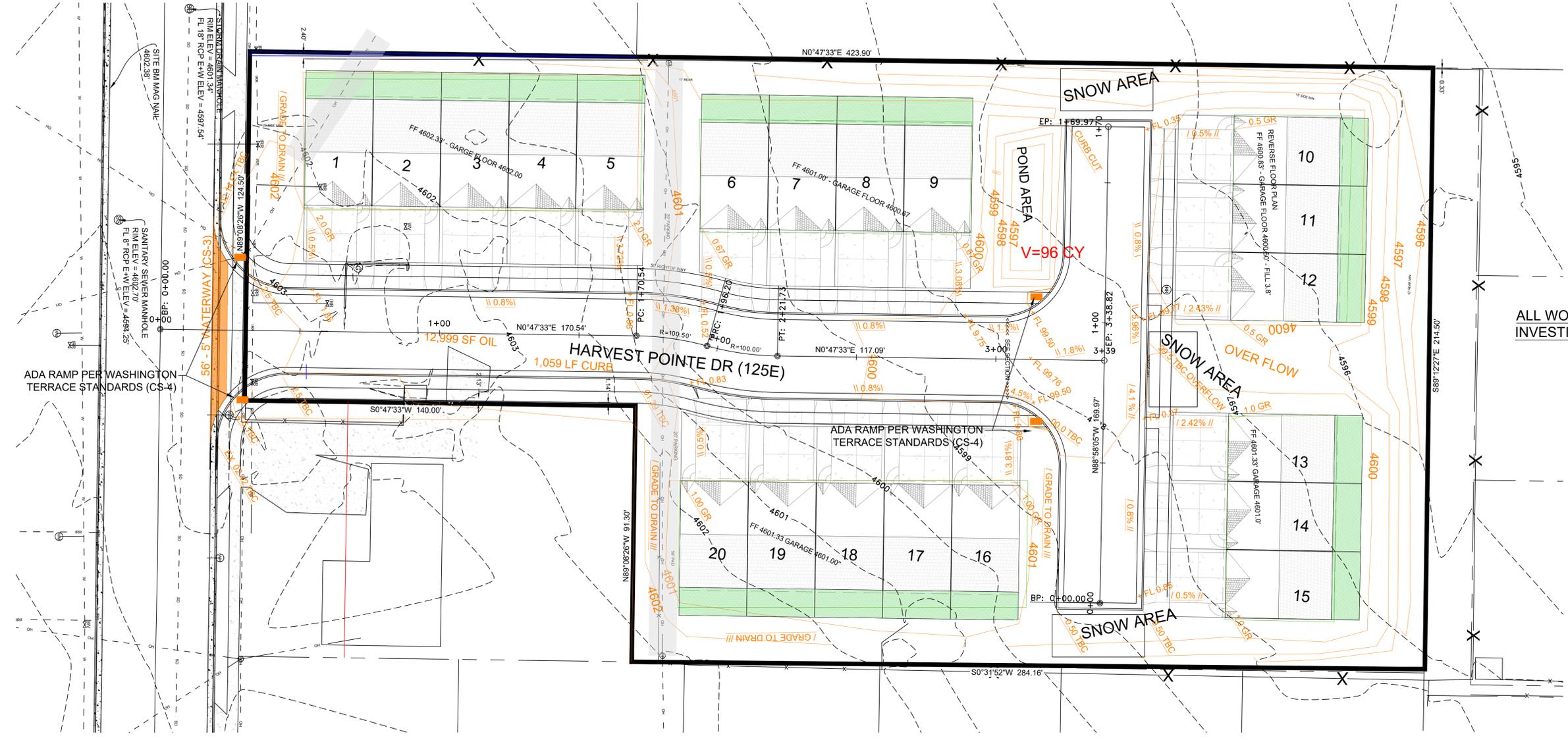


JOB No.: PUMPKIN
 DATE: 11/30/18
 DWG. BY: CKW
 SCALE: 1"=20'

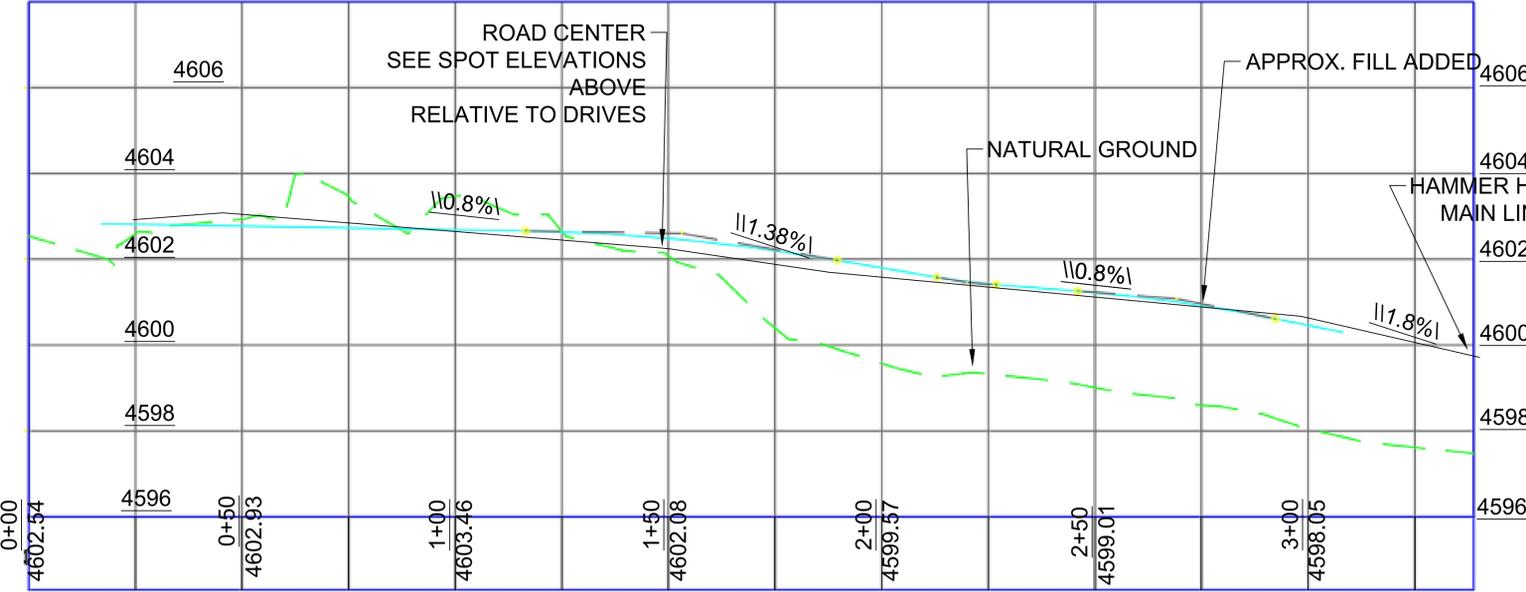
SHEET TITLE
 DEMO / EX COND
 SHEET 3 OF 12



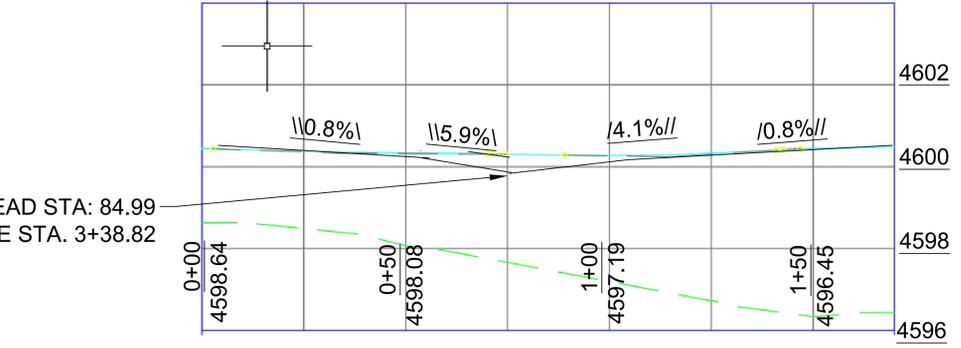
ALL WORK TO COMPLY WITH GEOTECHNICAL INVESTIGATION, DATE JAN. 3, 2019



HARVEST POINTE DR. (125E)



HARVEST POINTE DR. HAMMER HEAD 4604



SEE UTILITY SHEET FOR ROW

STAMP	REV	DATE	DESCRIPTION
SUBMITTAL			



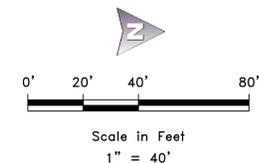
HARVEST POINTE TOWNHOMES SUBDIVISION - GRADING
 MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
 SECTION 17, T7N, R1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
 5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
 PHONE: 801.845.6481
 cascdecivil@outlook.com



JOB No.: PUMPKIN
 DATE: 11/30/18
 DWG. BY: CKW
 SCALE: 1"=20"

SHEET TITLE
 GRADING
 SHEET 4 OF 12



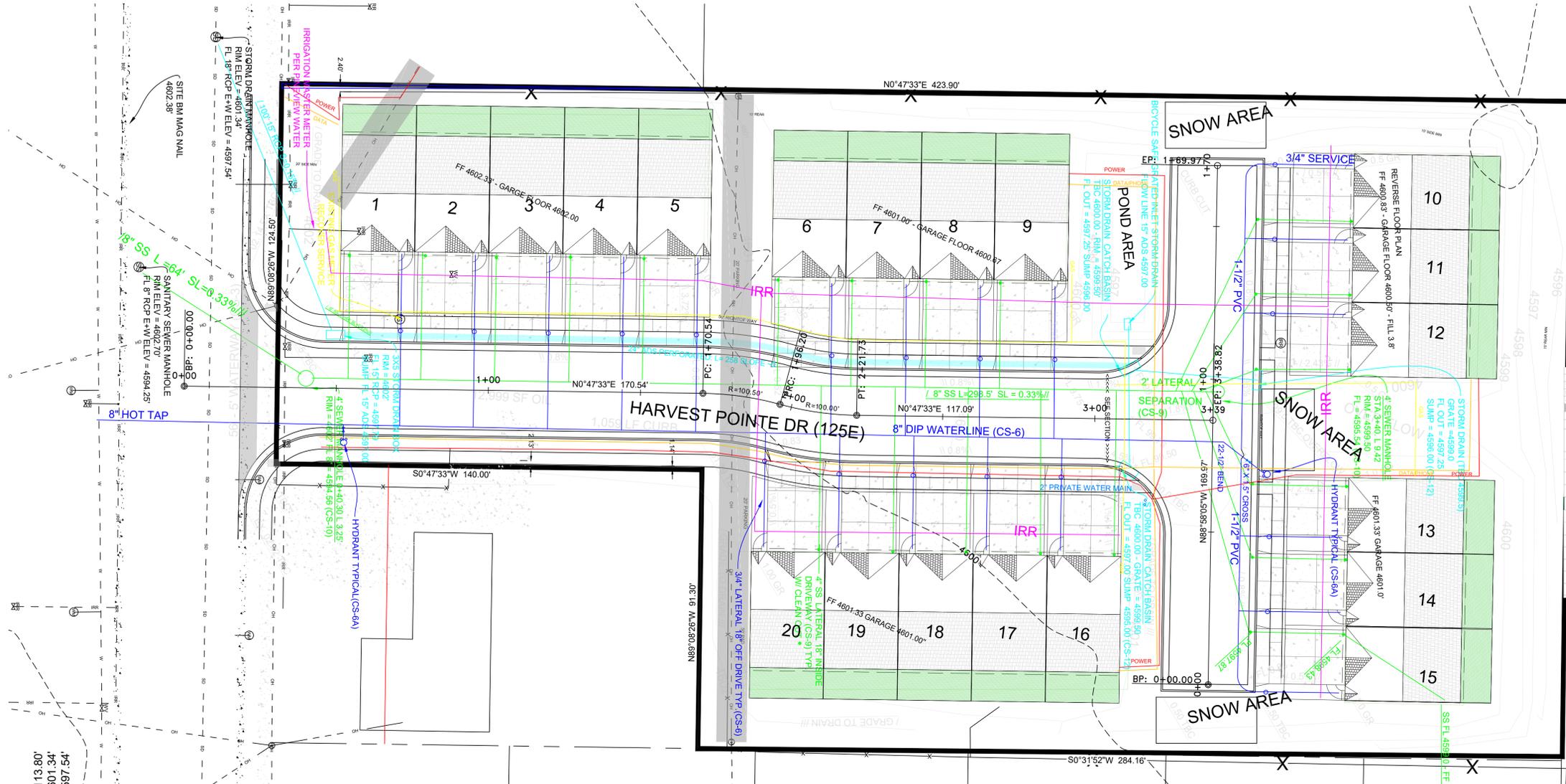
STORM DRAIN POND
 - 45 CY REQ 10 YEAR @ 0.1 CFS /AC
 - 89 CY REQ 100 YEAR @ 0.2 CFS/AC
 - 115 CY REQ 100 YEAR @ 0.1 CFS/AC
 114 CY PROVED - RECHARGE ADDITIONAL

10 YEAR - 0.1 CFS/AC

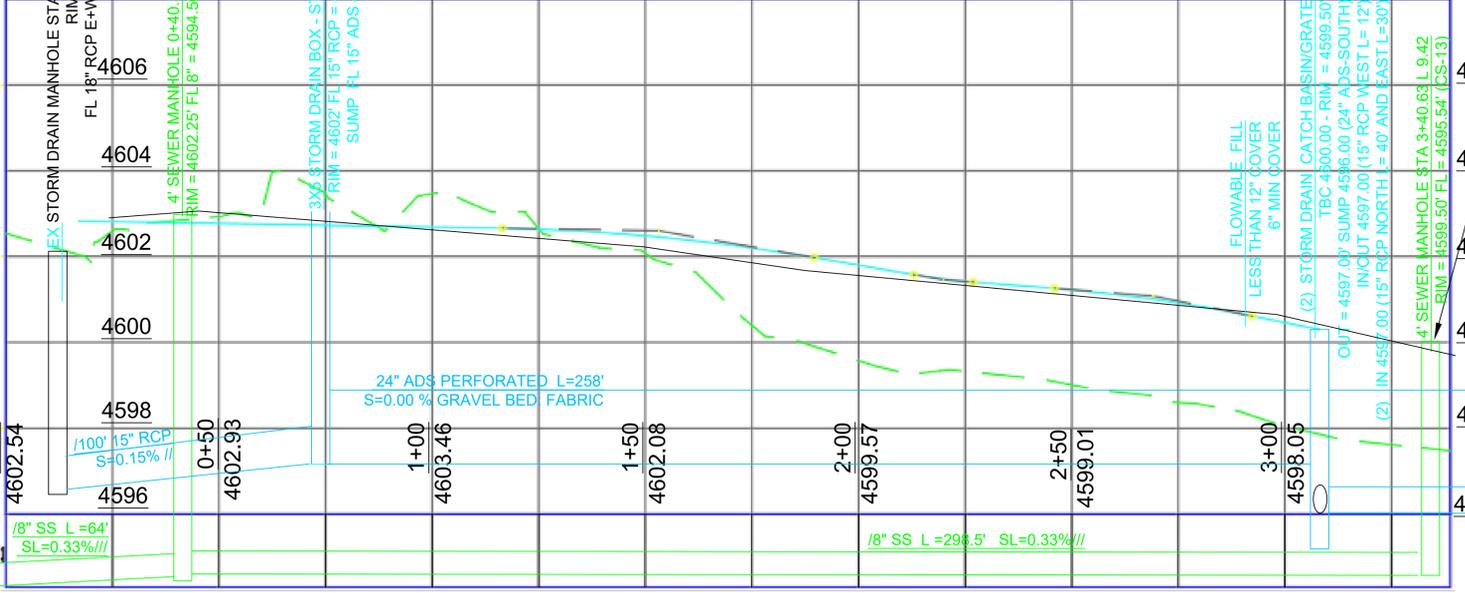
Station	Volume (CY)	CFS (peak)	CFS (avg)	Pre vol (ft)	Post vol (ft)	Change v (ft)	(CY)	at/acc	pond req'd	col
0+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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14+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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17+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

100 YEAR - 0.1 CFS/AC

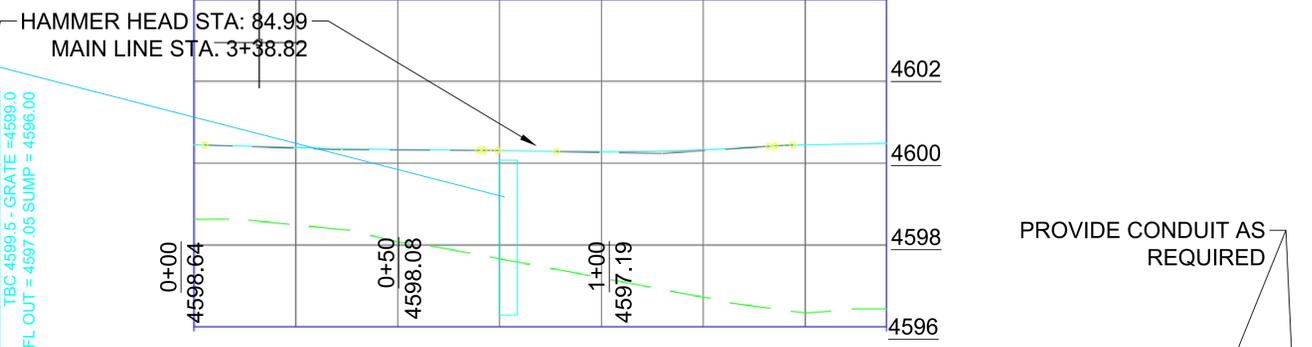
Station	Volume (CY)	CFS (peak)	CFS (avg)	Pre vol (ft)	Post vol (ft)	Change v (ft)	(CY)	at/acc	pond req'd	col
0+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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6+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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12+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20+50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



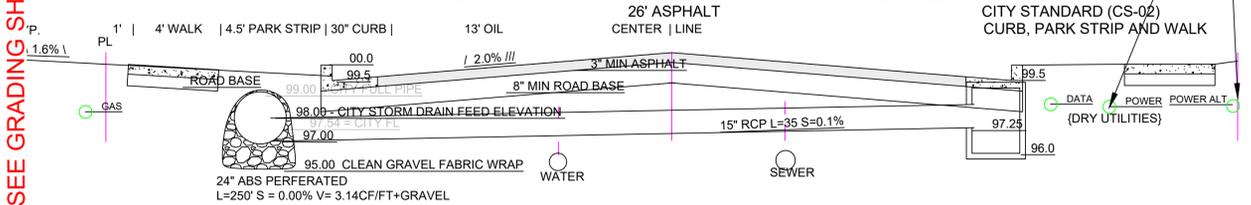
HARVEST POINTE DR. (125E)



HARVEST POINTE DR. HAMMER HEAD 4604



50' RIGHT-OF-WAY - LOW IMPACT DESIGN - SYSTEM LOW POINT



STAMP	REV	DATE	DESCRIPTION
SUBMITTAL			



HARVEST POINTE TOWNHOMES SUBDIVISION - UTILITY
 MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
 SECTION 17, T7N, R1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

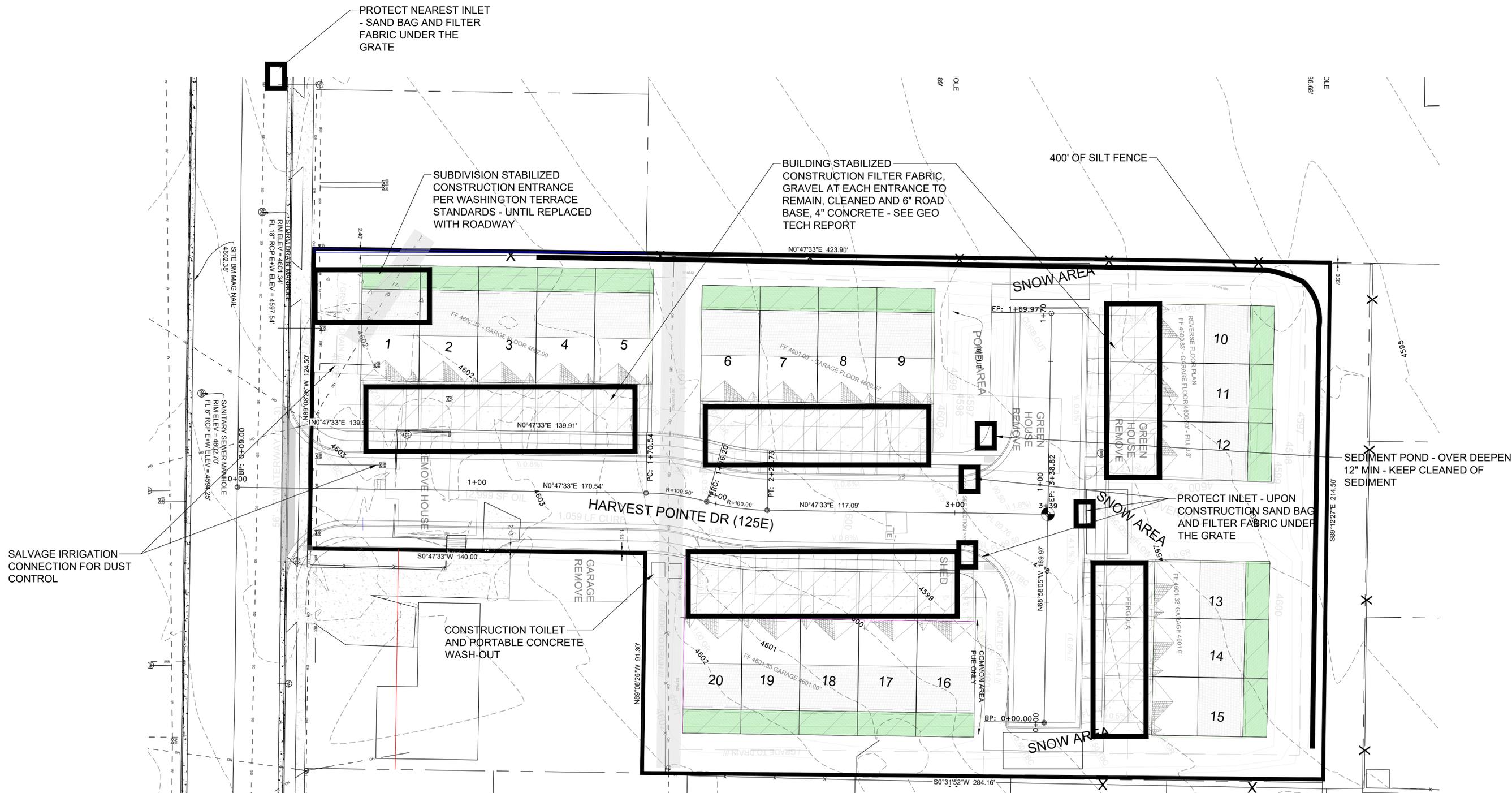
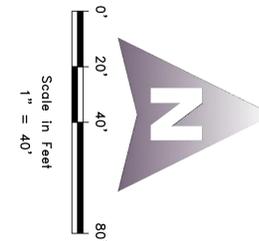
CASCADE CIVIL, ENGINEERING LLC
 5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
 PHONE: 801.845.6481
 cascadedcivil@outlook.com



JOB No.: PUMPKIN
 DATE: 11/30/18
 DWG. BY: CKW
 SCALE: 1"=20"

SHEET TITLE
 UTILITIES
 SHEET 5 OF 12

INSPECT ALL SWPPP MEASURES PER WASHINGTON TERRACE CITY STANDARDS. NOI FILING REQUIRED BY THE CONTRACTOR.



SALVAGE IRRIGATION CONNECTION FOR DUST CONTROL



HARVEST POINTE TOWNHOMES SUBDIVISION - STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
SECTION 17, T7N, R1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
PHONE: 801.845.6481
cascadecivil@outlook.com



JOB No.: PUMPKIN
DATE: 11/30/18
DWG. BY: CKW
SCALE: 1"=20'

SHEET TITLE
SWPPP
SHEET 6 OF 12

STAMP
SUBMITTAL

REV	DATE	DESCRIPTION

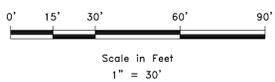
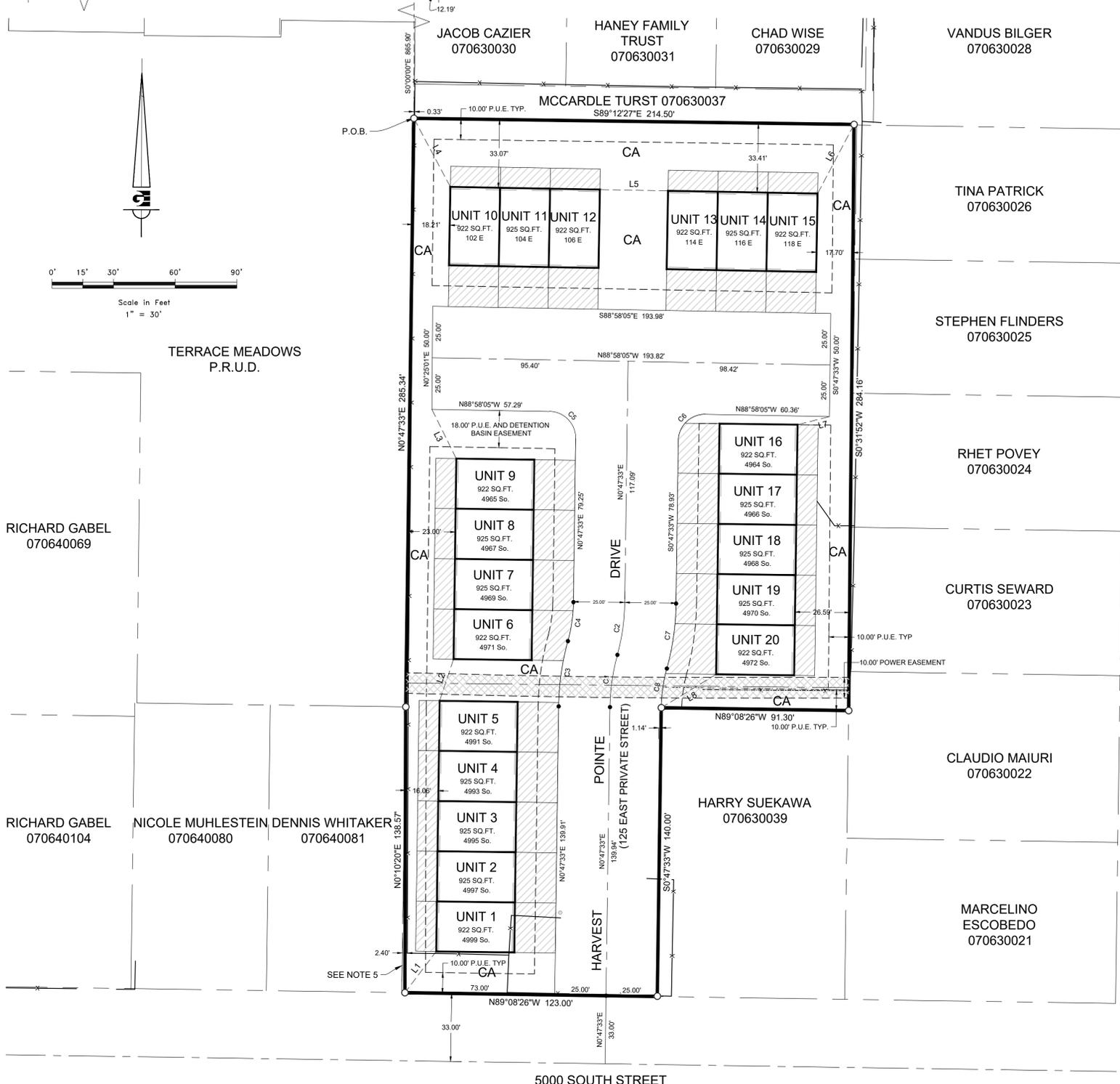
HARVEST POINTE TOWNHOMES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WASHINGTON TERRACE, WEBER COUNTY, UTAH, DECEMBER 2018

NORTHWEST CORNER SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
OF THE SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
OF THE SALT LAKE BASE AND MERIDIAN

N89°08'04"W 2649.23' (BASIS OF BEARING)



TERRACE MEADOWS
P.R.U.D.

RICHARD GABEL
070640069

RICHARD GABEL
070640104

NICOLE MUHLESTEIN
070640080

DENNIS WHITAKER
070640081

JACOB CAZIER
070630030

HANEY FAMILY
TRUST
070630031

CHAD WISE
070630029

VANDUS BILGER
070630028

TINA PATRICK
070630026

STEPHEN FLINDERS
070630025

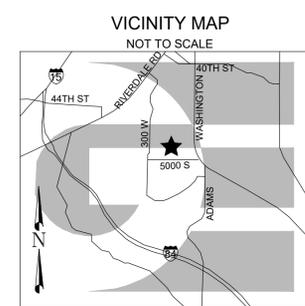
RHET POVEY
070630024

CURTIS SEWARD
070630023

CLAUDIO MAIURI
070630022

HARRY SUEKAWA
070630039

MARCELINO
ESCOBEDO
070630021



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - UNIT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - PUBLIC UTILITY EASEMENT
 - - - EXISTING FENCE LINE
 - - - CENTERLINE
 - COMMON AREA (CA)
 - ▨ LIMITED COMMON AREA (LCA)
 - ▩ ROCKY MOUNTAIN POWER EASEMENT

LINE TABLE

LINE #	LENGTH	BEARING
L1	25.16	N37° 23' 25"E
L2	21.34	N18° 31' 32"E
L3	26.70	N26° 28' 48"W
L4	37.71	S28° 12' 37"E
L5	33.22	S88° 58' 05"E
L6	37.91	N27° 56' 54"E
L7	15.97	S75° 39' 12"W
L8	31.26	S58° 45' 06"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.66	100.50	14°37'45"	N8° 06' 25"E	25.59
C2	25.53	100.00	14°37'45"	N8° 06' 25"E	25.46
C3	32.04	125.50	14°37'45"	N8° 06' 25"E	31.96
C4	19.15	75.00	14°37'45"	N8° 06' 25"E	19.10
C5	20.37	13.00	89°45'38"	N44° 05' 16"W	18.35
C6	20.47	13.00	90°14'22"	S45° 54' 44"W	18.42
C7	31.92	125.00	14°37'45"	S8° 06' 25"W	31.83
C8	19.25	75.50	14°38'29"	S8° 07' 03"W	19.20
C9	1.90	125.50	0°52'04"	N11° 13' 35"E	1.90
C10	20.42	125.50	9°19'22"	N6° 19' 17"E	20.40
C11	9.72	125.50	4°26'21"	N13° 12' 07"E	9.72
C12	14.96	75.00	11°25'55"	N9° 42' 20"E	14.94
C13	4.18	75.00	3°11'49"	N2° 23' 28"E	4.18
C14	16.72	75.50	12°41'25"	N7° 09' 31"E	16.69
C15	2.53	75.50	1°55'04"	N14° 27' 45"E	2.53
C16	22.13	125.00	10°08'42"	N10° 20' 57"E	22.10
C17	9.78	125.00	4°29'03"	N3° 02' 04"E	9.78
C18	9.37	13.00	41°16'45"	N21° 25' 55"E	9.16
C19	11.11	13.00	48°57'38"	N66° 33' 06"E	10.77

NOTES

- CURRENT WASHINGTON TERRACE CITY ZONING R-1-6.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0436F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- "CA" REFERS TO COMMON AREA, "LCA" REFERS TO LIMITED COMMON AREA. SEE DEVELOPMENT CC&R'S FOR DEFINITION OF USES.
- AREA CALCULATIONS:
LIMITED COMMON AREA 14,575 SF / 18.6%
COMMON AREA 21,464 SF / 27.4%
PRIVATE OWNERSHIP 18,470 SF / 23.5%
RIGHT-OF-WAY 23,925 SF / 30.5%
TOTAL PROJECT AREA 78,434 SF
- 1.5' OF FRONTAGE WAS DEEDED TO PARCEL 070640081 PRIOR TO THE RECORDING OF THIS PLAT FOR THE PURPOSE OF MAINTAINING EXISTING OCCUPATION LINES ALONG 5000 SOUTH STREET.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE TERRACE MEADOWS P.R.U.D. SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, BEING LOCATED NORTH 89°08'04" WEST 12.19 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND SOUTH 00°00'00" EAST 865.90 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE SOUTH 89°12'27" EAST 214.50 FEET; THENCE SOUTH 00°31'52" WEST 284.16 FEET; THENCE NORTH 89°08'26" WEST 91.30 FEET; THENCE SOUTH 00°47'33" WEST 140.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 123.00 FEET; THENCE NORTH 00°10'20" EAST 138.57 FEET TO THE SOUTHEAST CORNER OF SAID TERRACE MEADOWS P.R.U.D. SUBDIVISION AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG SAID LINE NORTH 00°47'33" EAST 285.34 FEET TO THE POINT OF BEGINNING. CONTAINING 78,434 SQ.FT. OR 1.80 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST POINTE TOWNHOMES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RE-TRACE OR RE-ESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARVEST POINTE TOWNHOMES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WASHINGTON TERRACE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS,

SIGNED THIS _____ DAY OF _____, 2019.

HARVEST POINTE TOWNHOMES, LLC.

PRINTED NAME/TITLE:

SIGNATURE:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me Matthew McConkie, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of Harvest Pointe Townhomes, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Matthew McConkie acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

WASHINGTON TERRACE ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF HARVEST POINTE TOWNHOMES SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2019.
CITY ATTORNEY

WASHINGTON TERRACE ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRE-REQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 2019.
CITY ENGINEER

WASHINGTON TERRACE PLANNING COMMISSION APPROVAL
APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2019.
CHAIRMAN, PLANNING COMMISSION

WASHINGTON TERRACE APPROVAL AND ACCEPTANCE
PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____, 2019, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.
MAYOR, WASHINGTON TERRACE
ATTEST: _____
CITY RECORDER

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MATTHEW MCCONKIE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°08'04" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2946062 ALONG WITH DEEDS OF ADJOINING PROPERTY OWNERS, THE DEDICATED PLATS OF GABLE SUBDIVISION, MECKENZIE SUBDIVISION, AND THE TERRACE MEADOWS P.U.D. WERE ALSO USED TO DETERMINE THE BOUNDARY.

S1
2

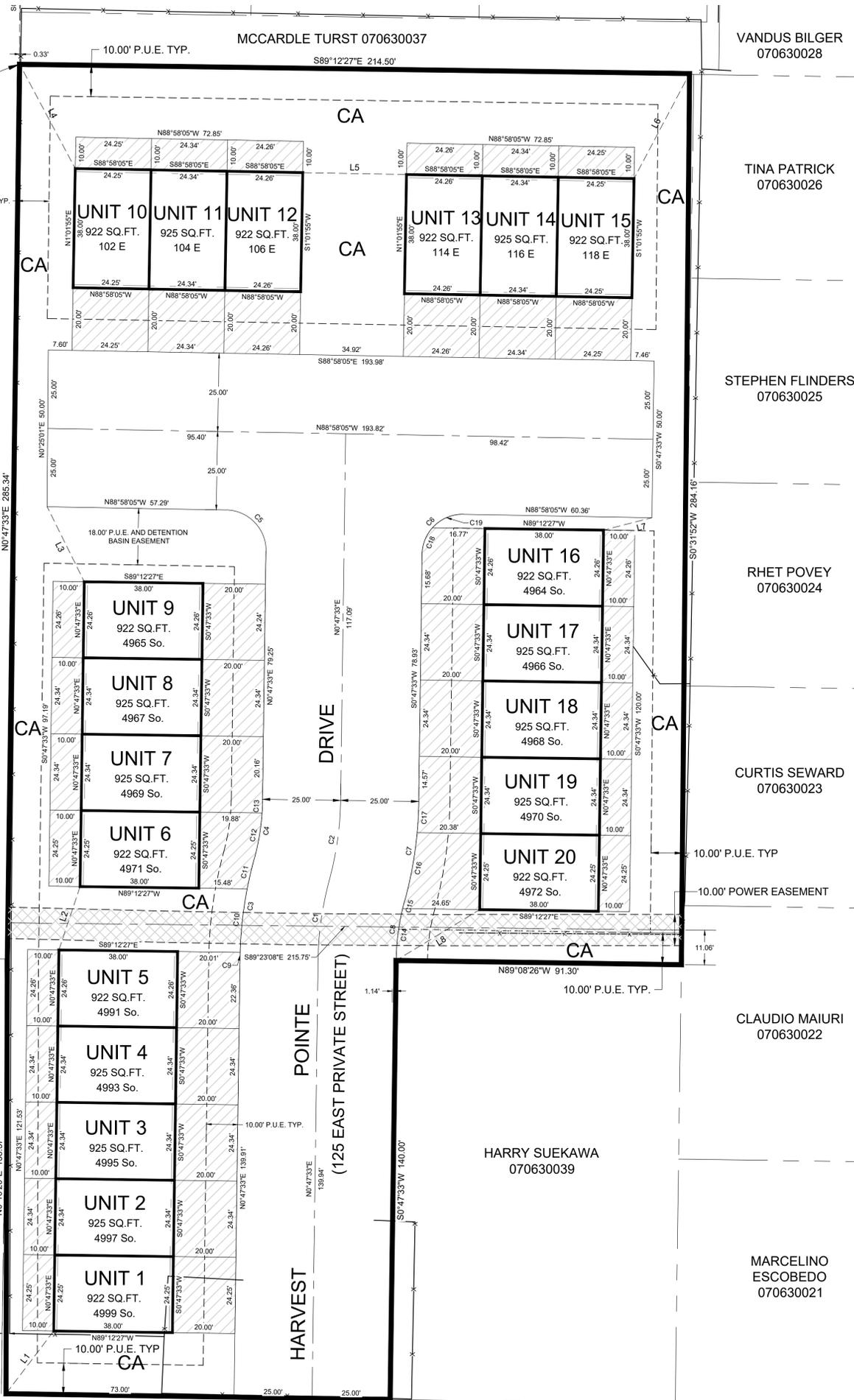
COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____, RECORDED _____
FOR _____
COUNTY RECORDER
BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

HARVEST POINTE TOWNHOMES SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 WASHINGTON TERRACE, WEBER COUNTY, UTAH, DECEMBER 2018

TERRACE MEADOWS
P.R.U.D.

DENNIS WHITAKER
070640081

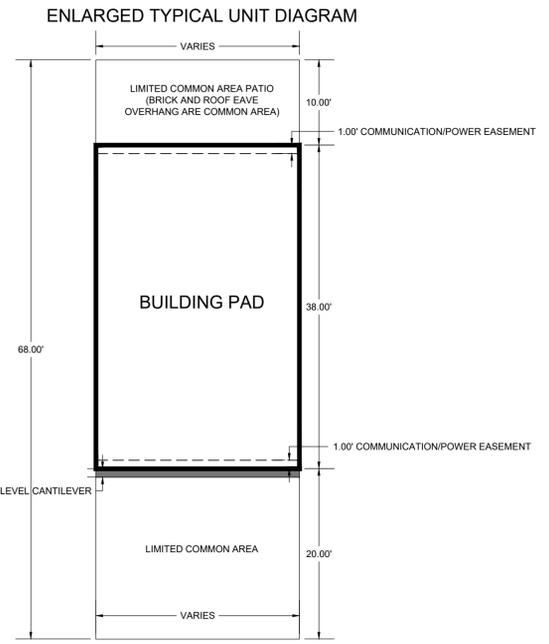


LINE TABLE

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L2	21.34	N18° 31' 32"E
L3	26.70	N26° 28' 48"W
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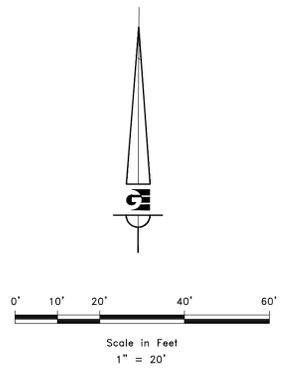
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C19	11.11	13.00	48°57'38"	N66° 33' 06"E	10.77



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- UNIT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- - - CENTERLINE
- COMMON AREA (CA)
- ▨ LIMITED COMMON AREA (LCA)
- ▩ ROCKY MOUNTAIN POWER EASEMENT
- ▬ 1.00' UPPER LEVEL CANTILEVER



DEVELOPER: MATTHEW MCCONKIE UTAHAPARTMENTBROKER@GMAIL.COM OGDEN, UT 84401 801-458-3383	S2 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
	<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>	

P:\2018 - MISC SURVEY\18132 - MATTHEW MCCONKIE\SURVEY\DWG\HARVEST POINTE SUBDIVISION.DWG

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
 Windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5.7 sq. ft.
 Windows to be sized at 1/10th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR HALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

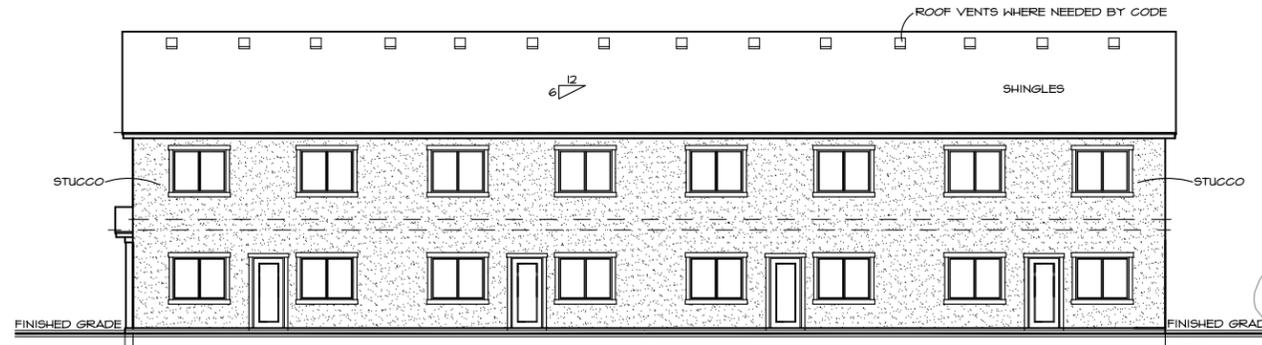
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%). R4013 Landings, ramps, porches, decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:

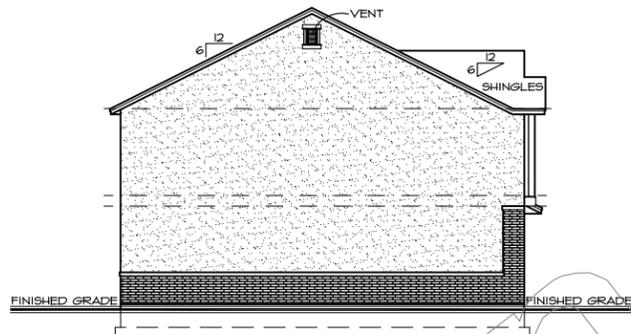
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



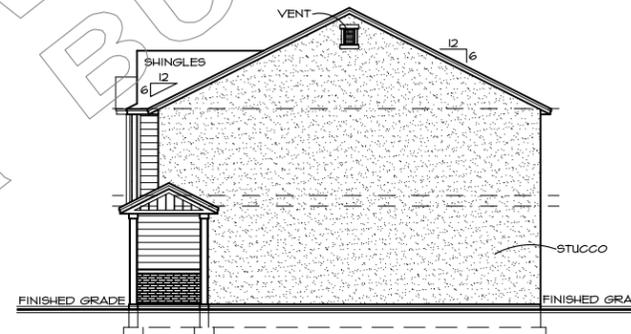
REAR ELEVATION

SCALE 1/8"



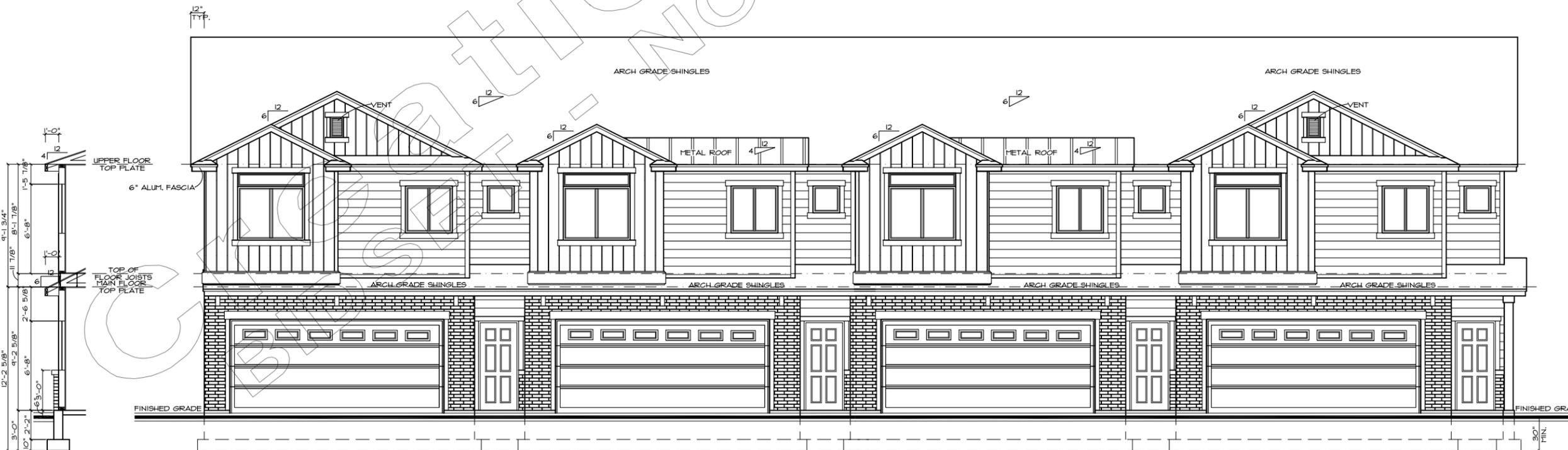
LEFT ELEVATION

SCALE 1/8"



RIGHT ELEVATION

SCALE 1/8"



FRONT ELEVATION

SCALE 1/4"

TYP. SECTION

SCALE NOT APPLICABLE IN ALL LOCATIONS

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

PLANNED BY: **WD MULTI PROPERTIES**
 HARVEST POINTE TOWN-HOMES
 LOT# XXXX, PLAT
 WASHINGTON TERRACE, UTAH

Ammon Idaho 83406
 South Jordan Utah 84091
 Clearfield Utah 84015
 801.325.6700 208.325.9535
 801.325.6700 plans@creationswest.com

CREATIONS WEST
 EVEN THE BEST DREAMS NEED A PLAN
 WWW.CREATIONSWEST.COM



DATE: JAN. 07 19

SHEET: 1

PLAN NUMBER
WD MULTIPROPERTI

FLOOR PLAN GENERAL NOTES:

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a weathered light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12", termination cap.
6. 12" x 12" min. opening installed to provide access to a hot water pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. If no windows, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation. Showers & tubs shall have temperature-limiting device complying with IRC P2108.3

Toilet, bath and shower areas to be finished with a non-slip surface in accordance with IRC R301.1

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a self-closing door, the landing shall not exceed 8" from top of threshold. All landings shall not be less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitat space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage if habitat space above garage. Nail @ 6" o.c. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or 18" labeled door not less than 1 3/4" w/ self-closer and self-latching. IRC R502.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R502.6

Fire blocking at stud cavities that are greater than 8"-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 25 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1021.3 of the 2009 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1505.1.3

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2'-1/2" for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

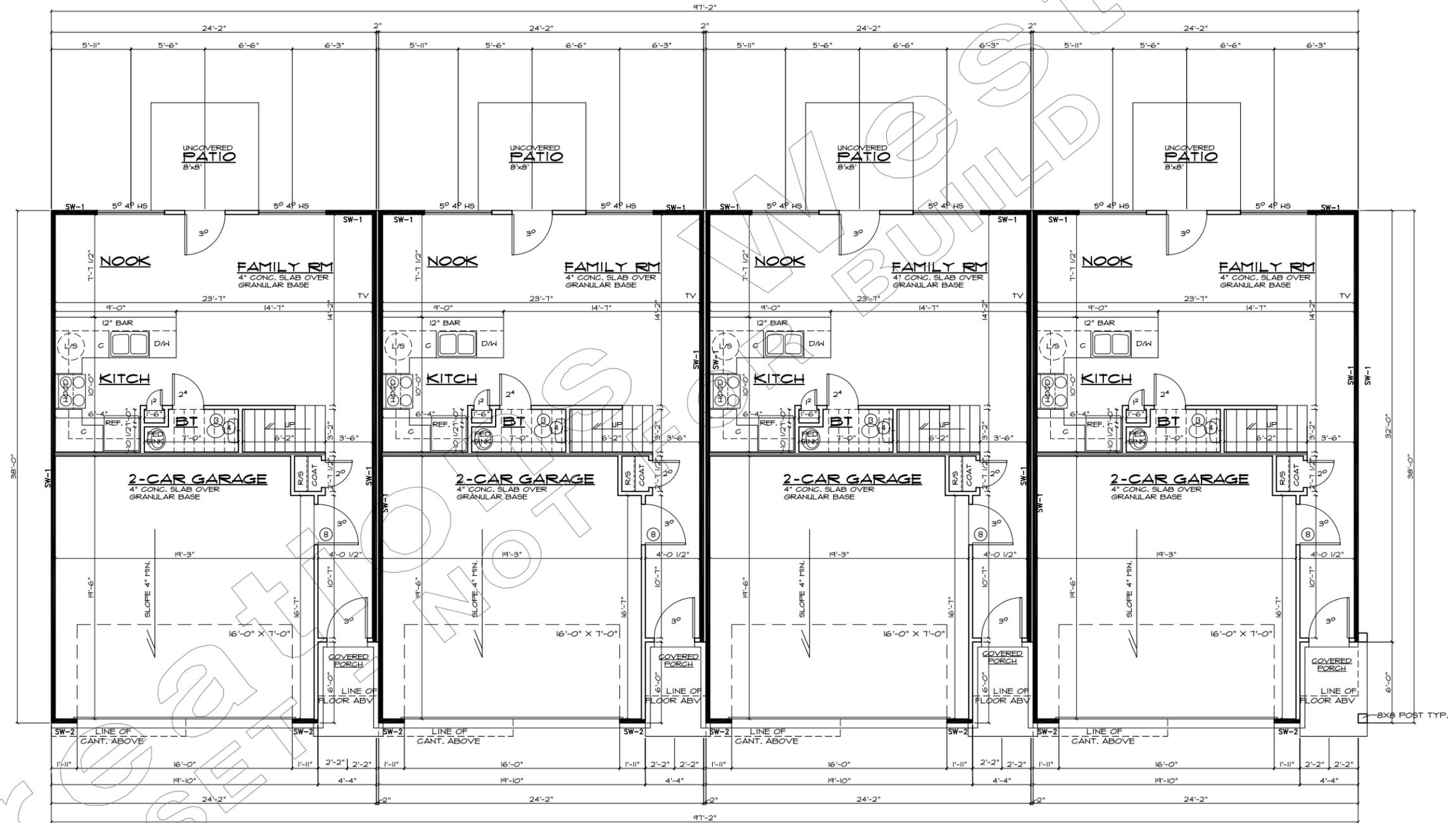
CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



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LOT# XXXX, PLAT
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NOTE:
9'-2 5/8" CEIL. HEIGHT TYP.
2X4 EXTERIOR WALLS (3 1/2")
4 1/2" MASONRY LEDGE U.O.S.
LVT FLOORING

MAIN FLOOR PLAN
SCALE: 1/4"
509 SQ. FT. MAIN LEVEL
300 SQ. FT. UPPER LEVEL
1409 SQ. FT. TOTAL

DATE: JAN. 07 19

SHEET: 2

PLAN NUMBER
WD MULTIPROPERTI

FLOOR PLAN GENERAL NOTES:

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a submittal in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM fan exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12" termination cap.
6. 20" x 24" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Inlaid shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. If no windows, a mechanical ventilation system shall be req.. The min. ventilation rates shall be 50 cfm, for continuous ventilation. Showers & tubs shall have temperature-limiting device complying with IRC P2108.3. Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307.1.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing of a door shall not be more than 18 inches lower than the top of the threshold. If the door is not a real door the landing shall not exceed 6" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitual space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitual space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd. Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" self closer and self-latching. IRC R302.5. Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6. Fire blocking at stud cavities that are greater than 8'-0". Need to block all flues, chases and dropped ceilings.

EXHAUST SYSTEMS NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Flex ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows. Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building with a horizontal distance of 10 feet. Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.1) Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Hindus considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13.5 of the 2018 IECC.

Bottom of operable window on upper floor to be no closer than 24" from floor in accordance with IRC R312.2.1

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1505.1.3

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2'-1/2" for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4

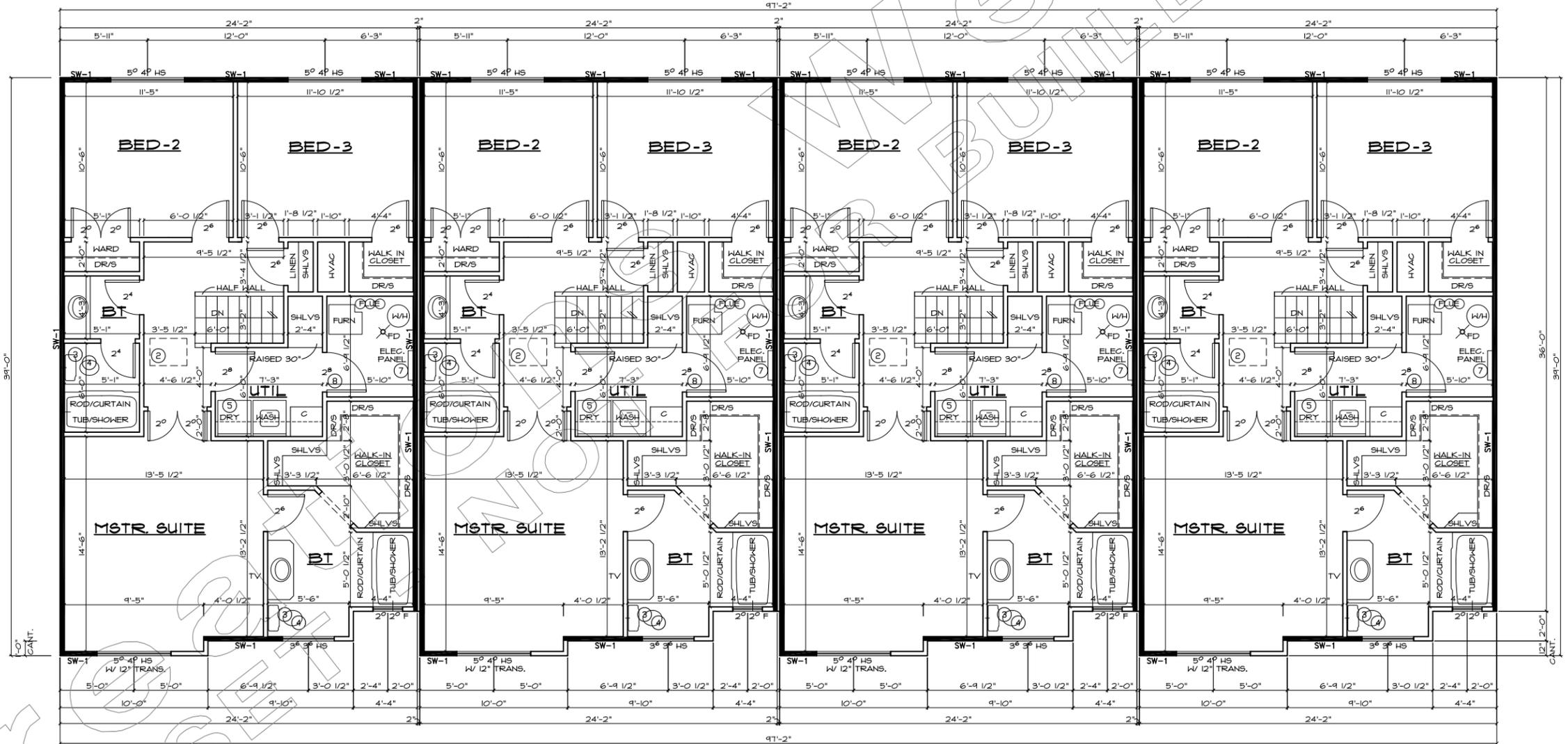
CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. M1411.3

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



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NOTE:
8'-1 7/8" CEIL. HEIGHT TYP.
2X4 EXTERIOR WALLS (3 1/2")
LVT FLOORING

DATE:
JAN. 07 19

UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"
900 SQ. FT. UPPER LEVEL

SHEET:
3

PLAN NUMBER
WD MULTIPROPERT

HARVEST POINTE TOWNHOMES SUBDIVISION

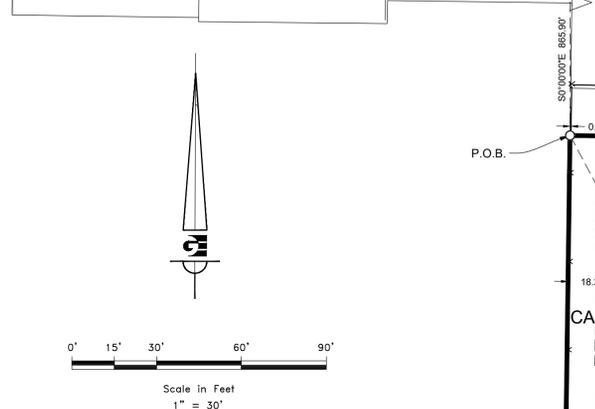
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
WASHINGTON TERRACE, WEBER COUNTY, UTAH, FEBRUARY 2019

NORTHWEST CORNER SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, OF
THE SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, OF
THE SALT LAKE BASE AND MERIDIAN

N89°08'04"W 2649.23' (BASIS OF BEARING)

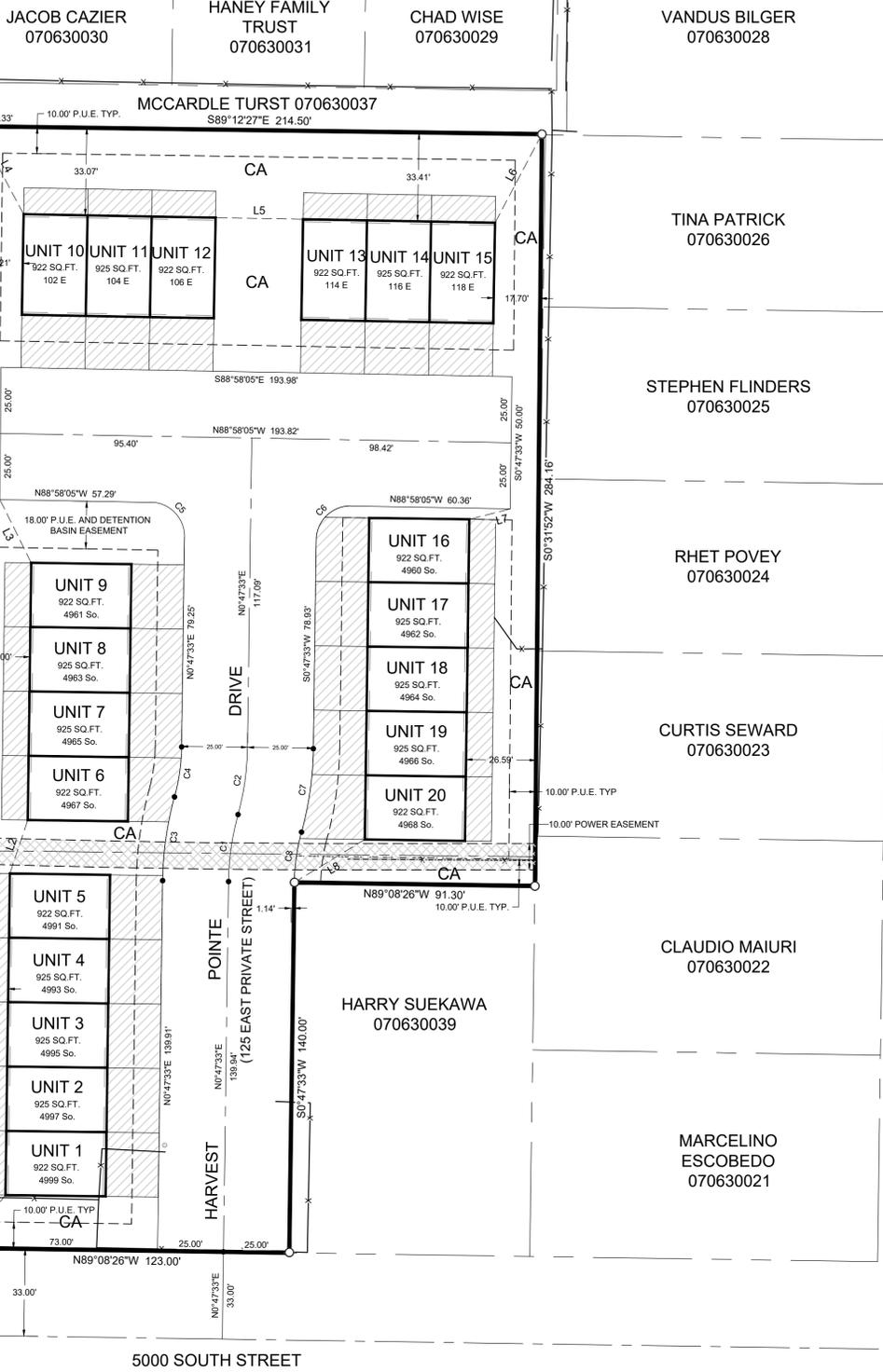
12.19'



TERRACE MEADOWS
P.R.U.D.

RICHARD GABEL
070640069

RICHARD GABEL 070640104
NICOLE MUHLESTEIN 070640080
DENNIS WHITAKER 070640081



5000 SOUTH STREET

JACOB CAZIER 070630030
HANEY FAMILY TRUST 070630031
CHAD WISE 070630029
VANDUS BILGER 070630028

MCCARDLE TURST 070630037
S89°12'27"E 214.50'

TINA PATRICK 070630026

STEPHEN FLINDERS 070630025

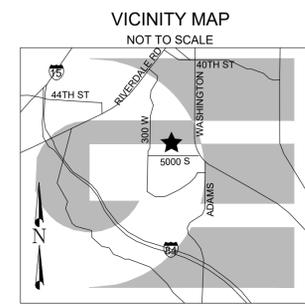
RHET POVEY 070630024

CURTIS SEWARD 070630023

CLAUDIO MAIURI 070630022

HARRY SUEKAWA 070630039

MARCELINO ESCOBEDO 070630021



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - - - UNIT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - PUBLIC UTILITY EASEMENT
 - - - EXISTING FENCE LINE
 - - - CENTERLINE
 - COMMON AREA (CA)
 - ▨ LIMITED COMMON AREA (LCA)
 - ▩ ROCKY MOUNTAIN POWER EASEMENT

LINE TABLE

LINE #	LENGTH	BEARING
L1	25.16	N37° 23' 25"E
L2	21.34	N18° 31' 32"E
L3	26.70	N26° 28' 48"W
L4	37.71	S28° 12' 37"E
L5	33.22	S88° 58' 05"E
L6	37.91	N27° 56' 54"E
L7	15.97	S75° 39' 12"W
L8	31.26	S58° 45' 06"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.66	100.50	14°37'45"	N8° 06' 25"E	25.59
C2	25.53	100.00	14°37'45"	N8° 06' 25"E	25.46
C3	32.04	125.50	14°37'45"	N8° 06' 25"E	31.96
C4	19.15	75.00	14°37'45"	N8° 06' 25"E	19.10
C5	20.37	13.00	89°45'38"	N44° 05' 16"W	18.35
C6	20.47	13.00	90°14'22"	S45° 54' 44"W	18.42
C7	31.92	125.00	14°37'45"	S8° 06' 25"W	31.83
C8	19.25	75.50	14°36'29"	S8° 07' 03"W	19.20
C9	1.90	125.50	0°52'04"	N1° 13' 35"E	1.90
C10	20.42	125.50	9°19'22"	N6° 19' 17"E	20.40
C11	9.72	125.50	4°26'21"	N13° 12' 07"E	9.72
C12	14.96	75.00	11°25'55"	N9° 42' 20"E	14.94
C13	4.18	75.00	3°11'49"	N2° 23' 28"E	4.18
C14	16.72	75.50	12°41'25"	N7° 09' 31"E	16.69
C15	2.53	75.50	1°55'04"	N14° 27' 45"E	2.53
C16	22.13	125.00	10°08'42"	N10° 20' 57"E	22.10
C17	9.78	125.00	4°29'03"	N3° 02' 04"E	9.78
C18	9.37	13.00	41°16'45"	N21° 25' 55"E	9.16
C19	11.11	13.00	48°57'38"	N66° 33' 06"E	10.77

NOTES

- CURRENT WASHINGTON TERRACE CITY ZONING R-1-6.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0436F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- "CA" REFERS TO COMMON AREA, "LCA" REFERS TO LIMITED COMMON AREA. SEE DEVELOPMENT CC&R'S FOR DEFINITION OF USES.
- AREA CALCULATIONS:
LIMITED COMMON AREA 14,575 SF / 18.6%
COMMON AREA 21,464 SF / 27.4%
PRIVATE OWNERSHIP 18,470 SF / 23.5%
RIGHT-OF-WAY 23,925 SF / 30.5%
TOTAL PROJECT AREA 78,434 SF
- 1.5' OF FRONTAGE WAS DEEDED TO PARCEL 070640081 PRIOR TO THE RECORDING OF THIS PLAT FOR THE PURPOSE OF MAINTAINING EXISTING OCCUPATION LINES ALONG 5000 SOUTH STREET.
- HOA IS RESPONSIBLE FOR STORM DRAIN SYSTEM MAINTENANCE - SPECIFICALLY THE POND IS MAINTAINED TO KEEP IT CLEAN AND DRY (FREE DRAINING SO WATER DOESN'T REMAIN STAINING LONG TERM)

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE TERRACE MEADOWS P.R.U.D. SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, BEING LOCATED NORTH 89°08'04" WEST 12.19 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND SOUTH 00°00'00" EAST 865.90 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE SOUTH 89°12'27" EAST 214.50 FEET, THENCE SOUTH 00°31'52" WEST 284.16 FEET; THENCE NORTH 89°08'26" WEST 91.30 FEET; THENCE SOUTH 00°47'33" WEST 140.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 123.00 FEET; THENCE NORTH 00°10'20" EAST 138.57 FEET TO THE SOUTHEAST CORNER OF SAID TERRACE MEADOWS P.R.U.D. SUBDIVISION AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG SAID LINE NORTH 00°47'33" EAST 285.34 FEET TO THE POINT OF BEGINNING. CONTAINING 78,434 SQ.FT OR 1.80 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST POINTE TOWNHOMES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARVEST POINTE TOWNHOMES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY; THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WASHINGTON TERRACE, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS,

SIGNED THIS _____ DAY OF _____, 2019.

HARVEST POINTE TOWNHOMES, LLC.

PRINTED NAME/TITLE:

SIGNATURE:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me Matthew McConkie, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of Harvest Pointe Townhomes, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Matthew McConkie acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

WASHINGTON TERRACE ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF HARVEST POINTE TOWNHOMES SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2019.
CITY ATTORNEY

WASHINGTON TERRACE ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS _____ DAY OF _____, 2019.
CITY ENGINEER

WASHINGTON TERRACE PLANNING COMMISSION APPROVAL
APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2019.
CHAIRMAN, PLANNING COMMISSION

WASHINGTON TERRACE APPROVAL AND ACCEPTANCE
PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____, 2019, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.
MAYOR, WASHINGTON TERRACE
ATTEST: _____
CITY RECORDER

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MATTHEW MCCONKIE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°08'04" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, WARRANTY DEED RECORDED AS ENTRY NUMBER 2946062 ALONG WITH DEEDS OF ADJOINING PROPERTY OWNERS, THE DEDICATED PLATS OF GABLE SUBDIVISION, MECKENZIE SUBDIVISION, AND THE TERRACE MEADOWS P.U.D. WERE ALSO USED TO DETERMINE THE BOUNDARY.

- CURRENT WASHINGTON TERRACE CITY ZONING R-1-6.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0436F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- "CA" REFERS TO COMMON AREA, "LCA" REFERS TO LIMITED COMMON AREA. SEE DEVELOPMENT CC&R'S FOR DEFINITION OF USES.
- AREA CALCULATIONS:
LIMITED COMMON AREA 14,575 SF / 18.6%
COMMON AREA 21,464 SF / 27.4%
PRIVATE OWNERSHIP 18,470 SF / 23.5%
RIGHT-OF-WAY 23,925 SF / 30.5%
TOTAL PROJECT AREA 78,434 SF
- 1.5' OF FRONTAGE WAS DEEDED TO PARCEL 070640081 PRIOR TO THE RECORDING OF THIS PLAT FOR THE PURPOSE OF MAINTAINING EXISTING OCCUPATION LINES ALONG 5000 SOUTH STREET.
- HOA IS RESPONSIBLE FOR STORM DRAIN SYSTEM MAINTENANCE - SPECIFICALLY THE POND IS MAINTAINED TO KEEP IT CLEAN AND DRY (FREE DRAINING SO WATER DOESN'T REMAIN STAINING LONG TERM)

R:\2601 - MISC SURVEY\18132 - MATTHEW MCCONKIE\SURVEY\DWG\HARVEST POINTE SUBDIVISION.DWG

DEVELOPER: MATTHEW MCCONKIE
UTAHAPARTMENTBROKER@GMAIL.COM
OGDEN, UT 84401
801-458-3383

S1
2

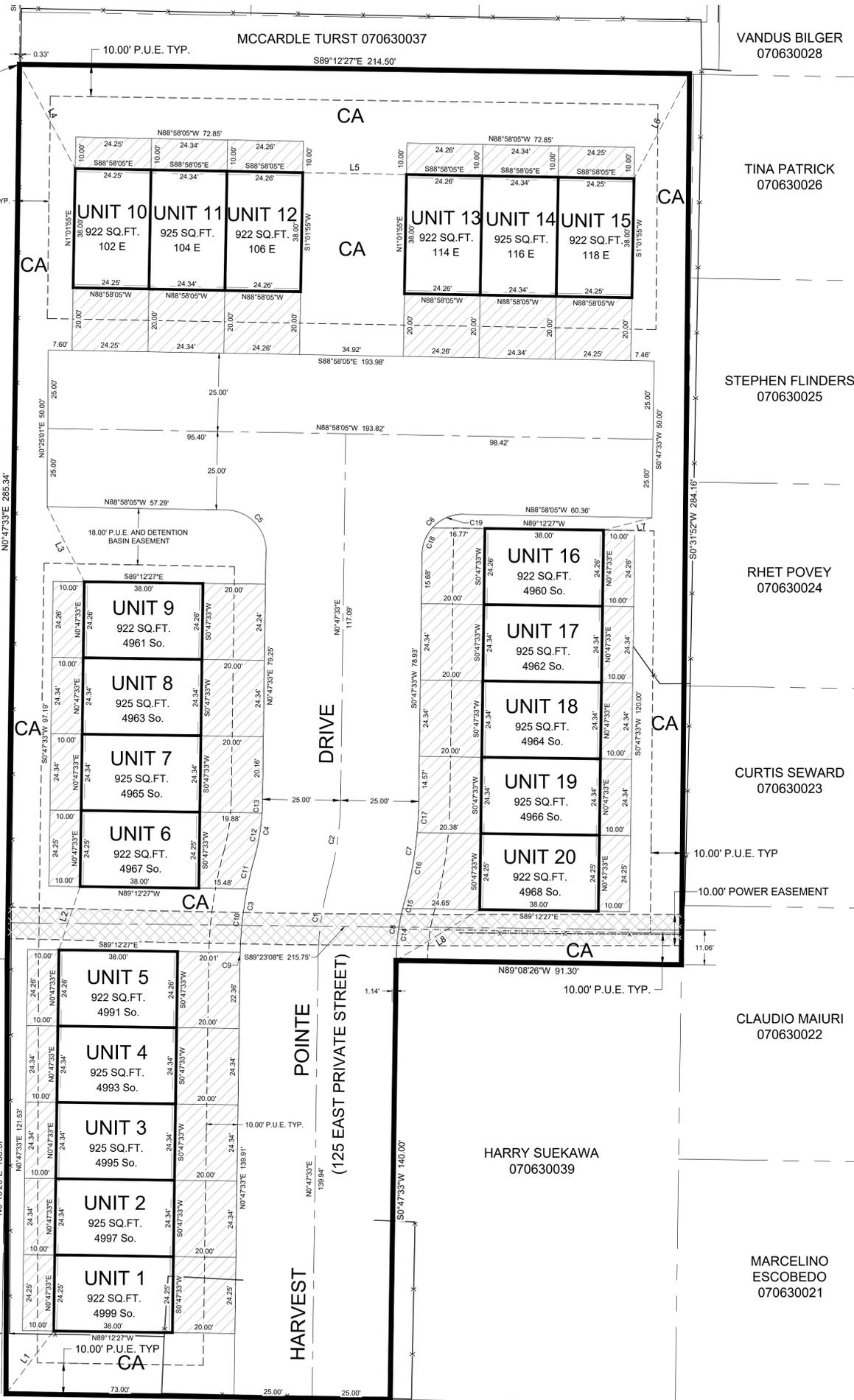
COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____, RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

HARVEST POINTE TOWNHOMES SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 WASHINGTON TERRACE, WEBER COUNTY, UTAH, FEBRUARY 2019

TERRACE MEADOWS
P.R.U.D.

DENNIS WHITAKER
070640081

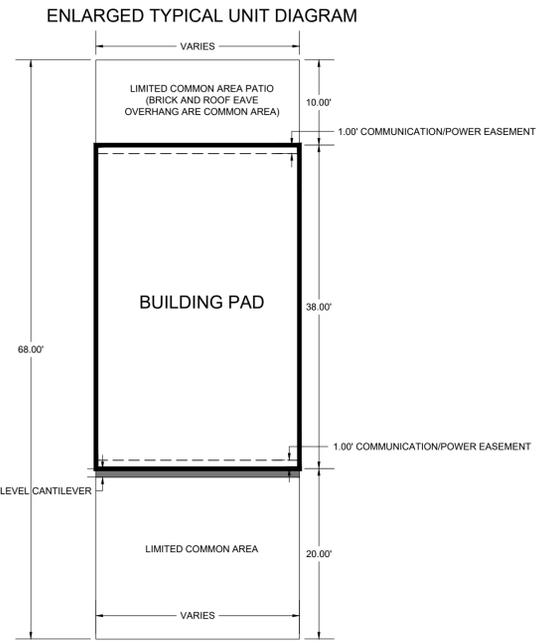


LINE TABLE

LINE #	LENGTH	BEARING
L1	25.16	N37° 23' 28"E
L2	21.34	N18° 31' 32"E
L3	26.70	N26° 28' 48"W
L4	37.71	S28° 12' 37"E
L5	33.22	S88° 58' 05"E
L6	37.91	N27° 56' 54"E
L7	15.97	S75° 39' 12"W
L8	31.26	S58° 45' 06"W

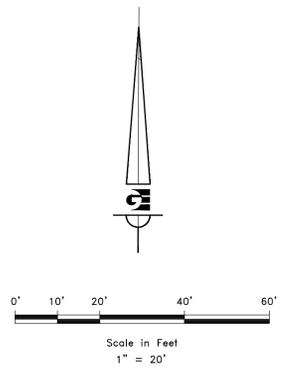
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.66	100.50	14°37'45"	N8° 06' 25"E	25.59
C2	25.53	100.00	14°37'45"	N8° 06' 25"E	25.46
C3	32.04	125.50	14°37'45"	N8° 06' 25"E	31.96
C4	19.15	75.00	14°37'45"	N8° 06' 25"E	19.10
C5	20.37	13.00	89°45'38"	N44° 05' 16"W	18.35
C6	20.47	13.00	90°14'22"	S45° 54' 44"W	18.42
C7	31.92	125.00	14°37'45"	S8° 06' 25"W	31.83
C8	19.25	75.50	14°36'29"	S8° 07' 03"W	19.20
C9	1.90	125.50	0°52'04"	N1° 13' 35"E	1.90
C10	20.42	125.50	9°19'22"	N6° 19' 17"E	20.40
C11	9.72	125.50	4°26'21"	N13° 12' 07"E	9.72
C12	14.96	75.00	11°25'55"	N9° 42' 20"E	14.94
C13	4.18	75.00	3°11'49"	N2° 23' 28"E	4.18
C14	16.72	75.50	12°41'25"	N7° 09' 31"E	16.69
C15	2.53	75.50	1°55'04"	N14° 27' 45"E	2.53
C16	22.13	125.00	10°08'42"	N10° 20' 57"E	22.10
C17	9.78	125.00	4°29'03"	N3° 02' 04"E	9.78
C18	9.37	13.00	41°16'45"	N21° 25' 55"E	9.16
C19	11.11	13.00	48°57'38"	N66° 33' 06"E	10.77



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- UNIT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- - - CENTERLINE
- COMMON AREA (CA)
- ▨ LIMITED COMMON AREA (LCA)
- ▩ ROCKY MOUNTAIN POWER EASEMENT
- ▬ 1.00' UPPER LEVEL CANTILEVER



DEVELOPER: MATTHEW MCCONKIE UTAHAPARTMENTBROKER@GMAIL.COM OGDEN, UT 84401 801-458-3383	S2 2	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____	<p align="center">GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>

P:\2019 - MISC SURVEY\18132 - MATTHEW MCCONKIE\SURVEY\DWG\HARVEST POINTE SUBDIVISION.DWG



City Council Staff Report

Building & Planning

Author: Planning Department
Subject: Minor Subdivision application to split a lot into two (2) lots.
Date: February 19, 2019
Type of Item: Discussion/Motion

Summary Recommendation: The Planning Commission has held a public hearing and reviewed the proposed subdivision request located at 242 E 5000 . They have recommended to the City Council the approval of the two (2) lot split of this property.

Description:

A. Background: A minor Subdivision application has been requested to split a lot into two (2) individual lots. The property is owned by Mr. Jeffrey Holden. The property is in the R-1-6 zone. The lot split for this piece of property meets Washington Terrace City Zoning standards and lot size requirements of minimum 6000 square feet and a 60 foot frontage width. There is access to utilities, which can be stubbed into the lots. Lot one (1) does have existing utilities stubbed to it currently.

B. Analysis: Mr. Holden has provided and executed a plat to receive approval and to be recorded. The engineer will provide a Mylar to be signed after any recommendation or changes to the plat has been corrected.

C. Department comments: Staff recommends approval of the proposed subdivision.

Alternatives:

D. Approve the Request:

The Council may approve the subdivision request.

B. Deny the Request:

The Council may deny the applicants request.

C. Continue the Item:

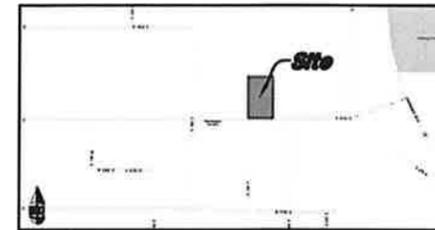
Table the item to a later meeting, to have time to gather further information.

Significant Impacts: There is no significant impact to the City



Laker 88 Subdivision

A part of the Northeast Quarter of Section 17, T5N, R1W, SLB&M, U.S. Survey
Washington Terrace, Weber County, Utah
January 2019

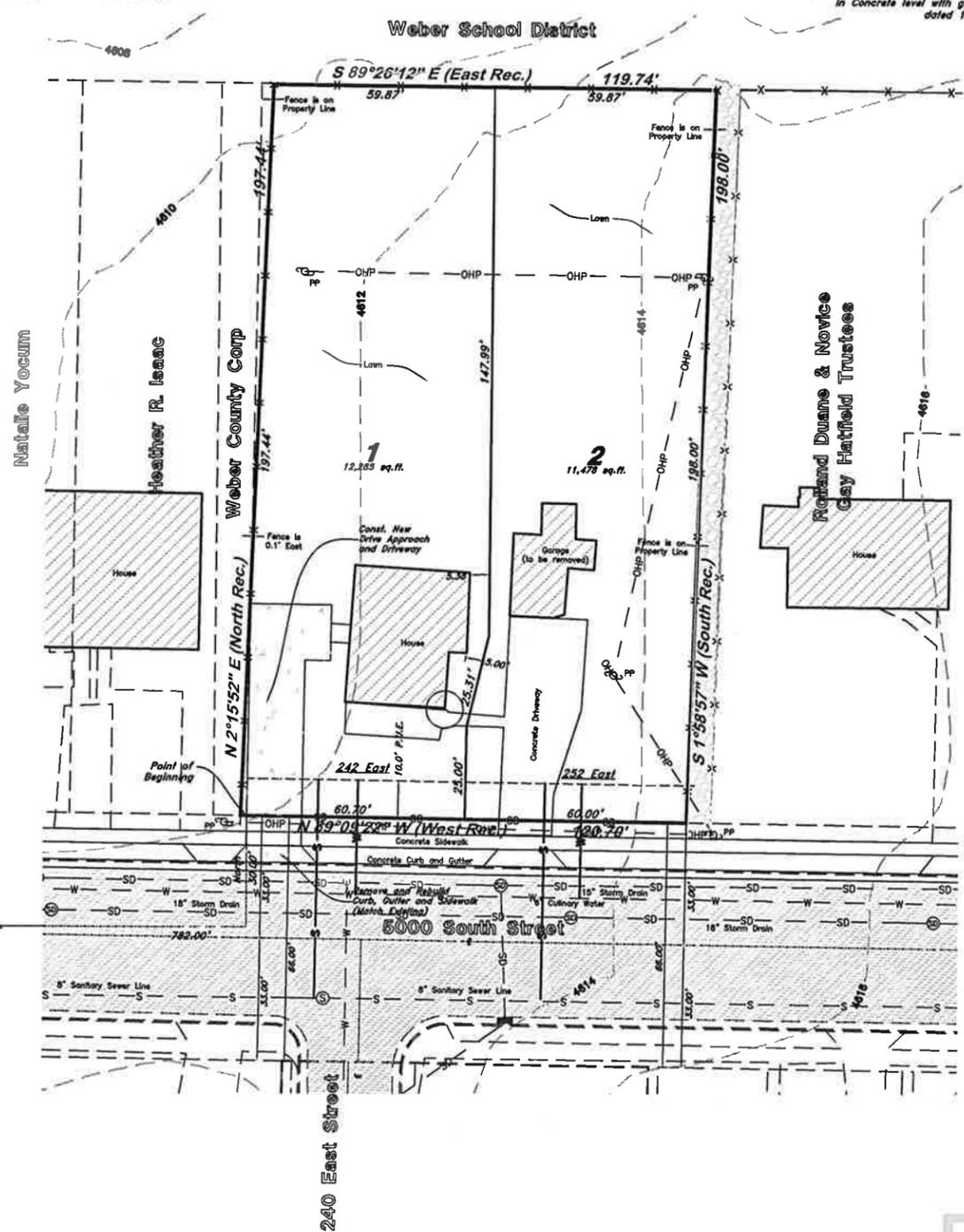


VICINITY MAP
Not to Scale



Legend
(Notes: All items may not appear on drawing)

San. Sewer Manhole		Ductile Iron		DI	
Water Manhole		Polyvinyl Chloride		PVC	
Storm Drain Manhole		Top of Asphalt		TA	
Cleanout		Edge of Asphalt		EA	
Electrical Manhole		Centerline		CL	
Catch Basins		Flowline		FL	
Exit. Fire Hydrant		Finish Floor		FF	
Fire Hydrant		Top of Curb		TC	
Exit. Water Valve		Top of Walk		TW	
Water Valve		Top of Concrete		TCN	
Sanitary Sewer		Natural Ground		NG	
Culinary Water		Finish Grade		FG	
Gas Line		Match Existing		ME	
Storm Drain		Fire Department Connection		FDC	
Irrigation Line		Finish Contour		FC	
Secondary Waterline		Exit. Contour		EC	
Power Line		Exit. Grade		EG	
Fire Line		Ridge Line		RL	
Land Drain		Direction of Flow		R	
Power pole w/guy		Existing Asphalt			
Light Pole		New Asphalt			
Fence		Existing Concrete			
Flowline of ditch		New Concrete			
Overhead Power line		To be Dedicated for Public Right-of-Way			
Corrugated Metal Pipe					
Concrete Pipe					
Reinforced Concrete Pipe					



NOTE
All Utilities will be stubbed to the new Lot at the time of construction.

RECORD DESCRIPTION
A part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey.
Beginning at a point which is 782 feet East and 30 feet North of the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 17, and running thence North 197 feet, thence East 121 feet, thence South 197 feet, thence West 121 feet to the Point of Beginning.

ZONING
This Parcel lies within the R-1-6 Zone for Washington Terrace City which is defined by one lot, one structure and a minimum of 6,000 square foot lots.

FLOOD PLAIN
This property lies entirely within flood Zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah Map Number 49057C0436F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" (no shading).

BOUNDARY DESCRIPTION
A part of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Washington Terrace City, Weber County, Utah:
Beginning at a point on the Northernly Right-of-Way Line of 5000 South Street, said point being 782.00 feet East and 30.00 feet North from the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 17; and running thence North 2°15'52" East 197.44 feet (North 197.00 feet Record) to the Southerly Line of the Weber School District Property; thence along said Southerly and Westerly Lines the following two (2) courses: (1) South 89°26'12" East 119.74 feet (East 121.00 feet Record), and (2) South 1°58'57" West 198.00 feet (South 197.00 feet Record) to the Northernly Right-of-Way Line of said 5000 South Street; thence North 89°09'22" West 120.70 feet (West 121.00 feet Record) along said Northernly Right-of-Way Line to the Point of Beginning.
Contains 23,763 Sq. Ft. or 0.546 Acres

PRELIMINARY

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
AndyA@greatbasineng.com
3748 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Academy Mortgage
c/o Jeff Holden
jeff.holden@academymortgage.com
PO Box 150167
Ogden, UT 84415
801-476-4144

GREAT BASIN ENGINEERING
5748 SOUTH 1475 EAST OGDEN, UTAH 84405
MAIN (801)394-4515 S.L.C. (801)521-0222
WWW.GREATBASINENGINEERING.COM

Preliminary Plan
Laker 88 Subdivision
242 East 5000 South
Washington Terrace, Weber County, Utah
A part of Section 17, T5N, R1W, SLB&M, U.S. Survey

8 Jan, 2019
SHEET NO. **1**
180774 - Prelim

City Council Staff Report

Author: Tom Hanson
Subject: CTC Interlocal / Resolution
Date: February 18, 2019
Type of Item: Resolution



Summary: For the past several years Washington Terrace City and Bonneville Communities that Care (BCTC) have been working together to combat underage drinking, tobacco use and other addictive substances as well as efforts to mitigate suicide throughout the Bonneville High area. This resolution and associated Interlocal agreement is an extension to the successful work that has previously taken place and will ensure continued support to the CTC program for an additional four years.

Description:

A. **Topic:** CTC Interlocal Agreement

B. **Background:** Washington Terrace City has been working in cooperation with Weber Human Service, South Ogden, Riverdale and Uintah City to support the BCTC program. The BCTC is an evidenced based program designed to help curb the harmful effects of illicit drugs, alcohol, tobacco and other threatening activities that otherwise would harm our youth.

The BCTC is committed to a successful partnership with Washington Terrace and our neighbors to protect our youth from the influences that can potentially destroy them. In order for the BCTC to continue operating successfully, they need our support in order to demonstrate local support for the grant and fund operations that make the program a success.

C. **Analysis:** The BCTC is requesting the renewal of the 2019 contract of \$2,500 and the continued support of \$2,500 annually for an additional four years. (Totaling 5 years) To be clear, the funding request is for the 2019 payment authorization and an extension of the funding for an additional four years. Based on our experience with the BCTC staff would support the continuation of the BCTC program and the continued seed money that provides the base for the Federal and State grants.

Department Review: Alternatives:

A. **Approve the Request:** Continue support of the BCTC program.

B. **Deny the Request:** Would end our participation with the BCTC program

**CITY OF WASHINGTON TERRACE
RESOLUTION 2019-04**

**A RESOLUTION OF THE CITY OF WASHINGTON TERRACE, UTAH,
ENTERING AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND
VARIOUS GOVERNMENTAL ENTITIES FOR THE DEVELOPMENT AND
MANAGEMENT OF THE BONNEVILLE CONE COMMUNITIES THAT CARE.**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, the City desires to enter the attached Interlocal Agreement (hereafter "Agreement") for the development and management of the Bonneville Cone Communities that Care as set forth in Exhibit "A" incorporated herein by this reference;

WHEREAS, the City of Washington Terrace (hereafter "City") finds mutual benefit with the participating governmental entities by entering in this Agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington Terrace, Utah, that the Agreement for the development and management of the Bonneville Cone Communities that Care as set forth in the attached "A" and incorporated herein by this reference is approved and adopted. The City Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the City.

PASSED AND ADOPTED by the City Council this ____ day of February, 2019.

Mayor

ATTEST:

City Recorder

**AN INTERLOCAL AGREEMENT FOR THE
DEVELOPMENT AND MANAGEMENT OF THE
BONNEVILLE CONE COMMUNITIES THAT CARE**

This agreement is made by and among the following municipalities and political subdivisions of the state of Utah; Riverdale City, located at 4600 South Weber River Drive, Riverdale, Utah, 84405, South Ogden City, located at 3950 Adams Ave., South Ogden, Utah 84403, Washington Terrace City, located at 5249 S. South Pointe Drive, Washington Terrace City, Utah 84405 and Uintah City, located at 2191 East 6650 S., Uintah, Utah 84405, herein referred to as “Cities,” and Weber Human Services, located at 237 26th Street, Ogden, Utah, 84401, herein referred to as “WHS,” with all collectively referred to as “Parties.”

It is anticipated that this Agreement shall become effective March 1, 2019 subject to the approval of all Parties as specified here.

The purpose of this agreement is to allow the Parties hereto to share in the implementation and oversight of the Communities That Care Process, herein after referred to as “CTC”.

DEFINITIONS

Communities that Care (CTC) shall mean an evidence based process designed to guide communities through critical steps of mobilizing the community to identify and address youth issues.

BCTC Coalition (BCTC) shall mean a group of community agencies, service providers and other stakeholder groups who have agreed to work together to carry out the process of assessment, prioritization, selection, implementation and evaluation of tested, effective programs, policies and practices.

CTC Key Leaders shall mean the community leaders who control resources and who support and oversee the CTC process, including securing needed resources for implementing the programs, policies and practices recommended by the Coalition as a result of the planning and assessment process.

RECITALS

WHEREAS, Cities desire to continue the BCTC in their local communities, and

WHEREAS, WHS desires to assist Cities in continuation of BCTC, and

WHEREAS, Cities desire to continue participating in the direction of, and supporting the BCTC’s efforts, and

WHEREAS, Cities and WHS agree to contribute resources in support of BCTC;

NOW THEREFORE, in consideration of the terms, conditions and mutual promises set forth herein, the parties hereto mutually agree as follows:

**SECTION ONE
DESCRIPTION OF SERVICES**

- 1.1 Parties agree to contribute funding, as more fully described in Attachment “A” to continue the BCTC coalition.
- 1.2 WHS, in consultation with the Community Board and the other municipalities, will recruit, hire, and employ a BCTC coordinator who shall work under the supervision of the Community Board Chair, Key Leader Chair, and WHS Prevention Coordinator.
 - A. The BCTC coordinator will be certified in the State of Utah Substance Abuse Prevention Specialist Training within 6 months of hire.
 - B. The BCTC coordinator will be housed at WHS.
 - C. Although employed by WHS, the BCTC coordinator will work to accomplish the goals and objectives established by the BCTC Coalition.
- 1.3 The Parties will provide representation on the BCTC coalition and will participate actively in the BCTC strategies/activities. Participation may include but is not limited to having representatives who regularly attend BCTC meetings and trainings, being actively involved in assisting the BCTC coalition by incorporating the BCTC program through parties’ websites, newsletters, etc.
 - A. Each city will be allowed equal representation on the Key Leader Board and Community Board.
- 1.4 Weber Human Services agrees to be the fiscal agent and monitor the BCTC budget and to supply required budget reports to the BCTC Coalition as requested but not less than annually.
- 1.5 WHS will assist, as needed, in hiring the BCTC coordinator and in providing CTC training. WHS will also provide direction, as requested, to the BCTC Coalition to ensure that CTC is being implemented and functions as designed.

**SECTION TWO
TERM**

The term of this agreement shall be for one year and will automatically renew annually for 4 years thereafter; provided that any Party has not terminated its participation in the agreement pursuant to the termination provisions herein.

**SECTION THREE
MISCELLANEOUS**

- 3.1 Amendments. This Agreement shall not be modified or amended except in writing, which shall be signed by the duly authorized representative of each Party in accordance with applicable law.
- 3.2 Authorization. The individuals signing this agreement on behalf of the Parties confirm that they are the duly authorized representatives of the Parties and are lawfully enabled to sign this agreement on behalf of the Parties.
- 3.3 Captions and Headings. The captions and headings herein are for convenience of reference only and in no way define, limit or describe the scope or intent of any sections or provisions of this Agreement.
- 3.4 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.
- 3.5 Effective Date. This Interlocal Agreement shall become effective upon ~~the~~ execution by the executive or legislative body of the Party as required by law.
- 3.6 Entire Agreement. This Agreement contains the entire agreement between the Parties, and no statement, promise or inducement made by any Party or agents for either Party that is not contained in this written agreement shall not be binding or valid. This Agreement may not be enlarged, modified or altered, except in writing and approved and signed by the Parties in accordance with applicable law.
- 3.7 Governing Laws. This Agreement is made and entered into subject to the provisions of the laws of the State of Utah, which laws shall control the enforcement of this Agreement.
- 3.8 No Separate Entity. This Agreement does not contemplate any separate legal entity to provide for its administration and none shall be required. This Agreement shall be administered by the BCTC Key Leaders.
- 3.9 Property. The Parties hereto do not contemplate that the acquisition of any property shall occur during the effective period of this Agreement. However, if any property is purchased or otherwise acquired, upon termination the property shall revert to the Party purchasing the property or if purchased jointly, allocated on a pro-rated basis to each Party in accordance with the Parties contribution.
- 3.10 Resolution of Approval. Each party to this Agreement shall determine whether a resolution of approval by the legislative body of the party is necessary under Section 11-13-202.5. If not, this Agreement may be

approved and executed as an executive function and the adoption of a resolution of approval is not required.

- 3.11 Review by Authorized Attorney. In accordance with the provisions of Section 11-13-202.5(3), Utah Code, this agreement shall be submitted to the attorney authorized to represent each Party for review as to proper form and compliance with applicable law before this agreement may take affect.

- 3.12 Termination. Participation in this agreement may be terminated by any Party, for any reason, by providing notice to all the other parties in writing at least 90 days prior to the termination date chosen by such Party. Such termination shall not affect the continuation of the agreement between the remaining Parties.

WEBER HUMAN SERVICES

By _____
Kevin Eastman, Executive Director
Weber Human Services

ATTEST:

WASHINGTON TERRACE CITY

By _____
Mayor Mark Allen

ATTEST:

SOUTH OGDEN CITY

By _____
Mayor Russell L. Porter

ATTEST:

UINTAH CITY

By _____
Mayor Gordon Cutler

ATTEST:

RIVERDALE CITY

By _____
Mayor Norman Searle

ATTEST:

ATTACHMENT A

Bonneville Communities that Care Budget

Revenues

Drug Free Community Grant	\$	125,000.00
Weber Human Services Contribution	\$	5,000.00
South Ogden City Contribution	\$	3,600.00
Riverdale City Contribution	\$	2,000.00
Washington Terrace City Contribution	\$	2,500.00
Uintah City Contribution	\$	500.00
Total Revenues	\$	<u>138,600.00</u>

Expenditures

Salary	\$	51,730.00
Benefits (SS/Medicare)	\$	21,803.00
Equipment, supplies and other program exp.	\$	4,000.00
Travel and training (Fed)	\$	21,591.00
Supplies	\$	3,871.00
Evaluation	\$	12,500.00
Education, outreach and promotion	\$	13,448.00
Other	\$	9657.00
Total Expenditures	\$	138,600.00

Future DFC Budget Summary	Federal	Non-Fed Match
2018-2019	\$125,000	\$125,000
2019-2020	\$125,000	\$156,250
2020-2021	\$125,000	\$156,250
2021-2022	\$125,000	\$187,500
2022-2023	\$125,000	\$187,500