



# HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100  
[www.cityofharrisville.com](http://www.cityofharrisville.com)

MAYOR:  
Michelle Tait

COUNCIL MEMBERS:  
Grover Wilhelmsen  
Steve Weiss  
Blair Christensen  
Max Jackson  
Kenny Loveland

## CITY COUNCIL MEETING AGENDA

January 10, 2023

[Join Zoom Meeting](#)

Meeting ID: 863 1126 8046

Passcode: 169729

### 7:00 PM CITY COUNCIL MEETING

Presiding: Mayor Michelle Tait

Mayor Pro Tem: Blair Christensen

1. **CALL TO ORDER** [Mayor Tait]
2. **OPENING**
  - a. Pledge of Allegiance [Council Member Christensen]
3. **CONSENT ITEMS**
  - a. Approval of the meeting minutes for December 13, 2022 as presented.
4. **OATH OF OFFICE**
5. **RECOGNITION/AWARDS**
  - a. Service Awards - Recognition of employees Bryan Fife (Parks & Recreation Dept.) and Randy Douglas (Parks & Recreation Dept.).  
[Mayor Michelle Tait]
6. **BUSINESS ITEMS**
  - a. Discussion/possible action to approve Ben Lomond Views Phase 2A Final Subdivision. [Jennie Knight, City Administrator]
  - b. Discussion/possible action to approve the Ben Lomond Views Phase 2D Preliminary Subdivision. [Jennie Knight]
  - c. Discussion/possible action to approve the Harrisville Fields Preliminary Subdivision.
  - d. Discussion/possible action to adopt Harrisville Resolution 23-01; Interlocal Agreement with Weber Metro for CRASH services. [Jennie Knight]
  - e. Discussion/possible action to authorize allocation of approximately \$32,000 of Capital Funds to replace the playground equipment at Harrisville Main Park by matching Weber County RAMP grant funds. [Jennie Knight]
7. **PUBLIC COMMENTS - (3 minutes per person)**
8. **MAYOR/COUNCIL FOLLOW-UP**
9. **CLOSED EXECUTIVE SESSION**

Closed Executive Session for the purposes described under UCA §52-4-205(1)(c); strategy session to discuss pending or reasonably imminent litigation.
10. **ADJOURNMENT**

The foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website [www.cityofharrisville.com](http://www.cityofharrisville.com), and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law.

In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: 1/5/2023, By: Maria Devereux, City Recorder



**MINUTES  
HARRISVILLE CITY COUNCIL  
December 13, 2022  
363 West Independence Blvd  
Harrisville, UT 84404**

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Minutes of a regular Harrisville City Council meeting held on December 13, 2022 at 7:00 p.m. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

**Present:** Mayor Tait, Council Member Jackson, Council Member Loveland, Council Member Weiss, and Council Member Wilhelmsen.

**Staff:** Jennie Knight, City Administrator  
Jessica Hardy, Finance Director  
Bryan Fife, Parks and Recreation Director  
Mark Wilson, Police Chief  
Dennis Moore, Asst. Police Chief  
Corey Clark, Harrisville Police Officer  
Maria Devereux, City Recorder

**Excused:**

**Visitors:** Arnold Tait, Carlos Aguilar, Chris Stratton, Tiffany Stratton.

**1. CALL TO ORDER**

Mayor Tait called the meeting to order and welcomed all in attendance.

**2. OPENING CEREMONY**

Council Member Weiss opened with the Pledge of Allegiance.

**3. CONSENT ITEMS**

- a. Approval of the minutes for November 15, 2022 and November 22, 2022, as presented.
- b. Approval of the Regular Meeting Schedule for 2023.

**MOTION:** Council Member Loveland made a motion to approve the meeting minutes for November 15, 2022 and November 22, 2022 as presented and the Regular Meeting Schedule for 2023, second by Council Member Grover.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes  
Council Member Weiss, Yes  
Council Member Christensen, Yes  
Council Member Jackson, Yes  
Council Member Loveland, Yes

The motion passed unanimously.

#### 4. RECOGNITION/AWARDS

- a. Mayor Tait presented a service award to Police Chief Mark Wilson for 17 years of exemplary service with the city.

#### 5. PUBLIC HEARING

- a. Harrisville City Council will take comments for or against Harrisville Resolution 22-24; a resolution amending the city budget for FY 2022-23 in accordance with UCA §10-6-127. [Jennie Knight, City Administrator]

Council Member Weiss made a motion to open the Public Hearing, second by Council Member Loveland.

No Comments were provided.

Council Member Wilhelmsen made a motion to close the Public Hearing, second by Council Member Christensen.

#### 6. BUSINESS ITEMS

- a. **Discussion/possible action to adopt Harrisville Resolution 22-24; a resolution amending the city budget for FY 2022-23.**

Jennie Knight, City Administrator, gave an overview of the resolution explaining per State Statute, municipalities are allowed to re-open their fiscal year budgets twice a year. Staff is recommending the following budget item within the Police Department be reopened to fund the hiring of a full-time Emergency Management and Evidence Custodian.

Increase Revenue 10-33-399 ARPA \$43,173  
Increase 10-51-110 Full-time wages \$43,173

**MOTION:** Council Member Weiss made a motion to adopt Harrisville Resolution 22-24; a resolution, second by Council Member Christensen.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes  
Council Member Weiss, Yes  
Council Member Christensen, Yes  
Council Member Jackson, Yes  
Council Member Loveland, Yes

The motion passed unanimously.

- b. **Discussion/possible action to adopt Harrisville Ordinance 538; Right of Way Fees Amended.**

Justin Shinsel, Public Works Director, explained the right of way fees are assessed in accordance to HCMC §1.85.020 to protect the encroachment in the public right of way and to protect the infrastructure. He noted, in October of 2020, the right of way fees were repealed and reenacted to protect the city's infrastructure from other entity's encroachment on the public right of way. Since then, the city has noticed a need for some flexibility toward

those entities who have a direct relationship with the city by providing services to our residents within the city's public right of way and "self-perform" the work themselves and not by hiring a third-party contractor. The proposed ordinance amends the Right-of-Way Fees to allow for the Public Works Director to use discretion with the type of work and impact to the public right of way.

**MOTION:** Council Member Loveland made a motion to adopt Ordinance 538; Right of Way Fees amended, second by Council Member Weiss.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes  
Council Member Weiss, Yes  
Council Member Christensen, Yes  
Council Member Jackson, Yes  
Council Member Loveland, Yes

The motion passed unanimously.

**c. Discussion/possible action to adopt Harrisville Resolution 22-23; Policy and Procedures Amended. [Jennie Knight]**

Jennie Knight explained staff has been reviewing policy and procedures over the course of the last nine (9) months and subsequently identified the need to adopt a procurement policy to protect city employees and allow for proper expenditure of municipal funds. Although Harrisville City has historically monitored the purchasing of services and supplies as required in accordance with HCMC §1.08.050, to date the city has not yet adopted the "annual budgetary policies" referenced under this code. The proposed resolution creates responsible expenditure procedures for the purchasing of services and supplies outside of budgetary notes included in the adopted fiscal budget, including purchasing under emergency circumstances.

**MOTION:** Council Member Weiss made a motion to adopt Resolution 22-23, Policy and Procedure updates adopting a Procurement Policy in accordance with HCMC §1.08.050, second by Council Member Jackson.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes  
Council Member Weiss, Yes  
Council Member Christensen, Yes  
Council Member Jackson, Yes  
Council Member Loveland, Yes

The motion passed unanimously.

## **7. PUBLIC COMMENT**

No public comment provided.



## 8. MAYOR/COUNCIL FOLLOW-UP

Justin Shinsel advised his Public Works Department is plowing diligently and explained main roads are cleared first, then subdivisions, and arterial roads. He has 7 staff members, five of which are now dedicated to clearing roadways.

Chief Mark Wilson thanked Council Member Wilhelmsen for his generosity and contribution to Shop with a Hero. The children had a great time and there was enough left to give each family a \$125.00 gift card.

Chief Wilson updated the council on the approved radio purchase and noted to qualify for the 60% discount the first installment needs to be paid in advance by January 10<sup>th</sup>.

Jennie Knight discussed Moderate Income Housing (MIH) and explained that Harrisville City along with 65 other cities are not in compliance. To become compliant the city has to amend the General Plan with tight deadlines in January and February. She stated a work session to be held January 24<sup>th</sup>, 2023 from 6-9PM to discuss Moderate Income Housing, Economic Development, and budget items. The City Council, Planning Commission, and Weber Co. Economic Development will all participate.

Mayor Tait announced Santa will be at the Harrisville Cabin and will ride in a Fire Truck along a specified route beforehand. She expressed thanks for the Giving Tree participation this year and thanked the community for their assistance.

## 9. ADJOURNMENT

**MOTION:** Council Member Weiss made a motion to adjourn at 7:58PM, second by Council Member Loveland.

The vote on the motion was as follows:

Council Member Wilhelmsen, Yes  
Council Member Weiss, Yes  
Council Member Christensen, Yes  
Council Member Jackson, Yes  
Council Member Loveland, Yes

The motion passed unanimously.

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**MICHELLE TAIT**  
Mayor

**ATTEST:**

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**MARIA DEVEREUX**  
City Recorder  
Approved this 10th day of January, 2023



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## Staff Report

Final Subdivision Approval  
Ben Lomond Views Phase 2A  
January 4, 2023

To: Harrisville City Council  
From: Jennie Knight, City Administrator  
RE: Final Subdivision Approval  
Applicant: BLD Investments, LLC

### A. Summary.

BLD Investments, LLC submitted an application for final subdivision approval for Ben Lomond Views Phase 2A, which includes 37.31 acres with 153 units, 101 single family lots and 52 townhomes.

### B. Background.

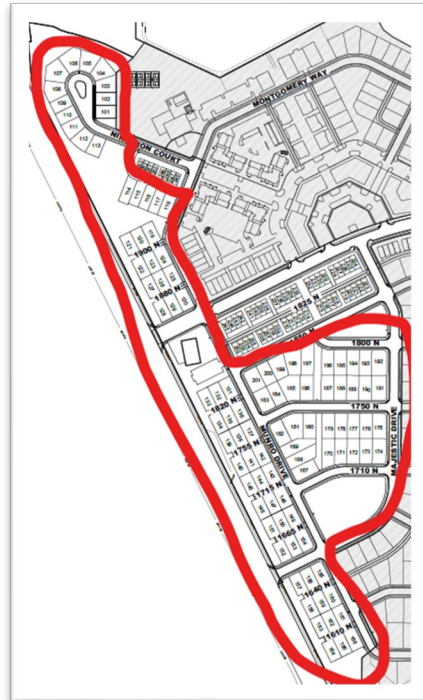
- On April 1, 2022, Planning Commission recommended preliminary approval of Ben Lomond Views Phase 2A.
- On May 10, 2022, the City Council granted preliminary approval of Ben Lomond Views Phase 2A, subject to the City Engineer's Memo dated May 5, 2022 which included 31 items to be addressed.
- On May 18, 2022, new updated plans were submitted for staff and engineer review.
- On June 21, 2022, the developer's engineer submitted landscaping plans which include three (3) park developments for parks "A", "B", and "E".
- On June 30, 2022, the development team met with staff to review the final items.
- On July 13, 2022, the Planning Commission recommended final approval of Ben Lomond Views Subdivision Phase 2A.
- On July 20, 2022, the development team along with staff met with UDOT for the access permit application meeting for connection to Highway 89. Additional studies of intersection at 1550 North Highway 89 were required. The development team prepared an additional traffic study and are continuing to work through UDOT comments. (Additional comment is included in this report under item "E".)
- In October a "Grant of Easement" was received for the storm water pipe on the west side of Highway 89.



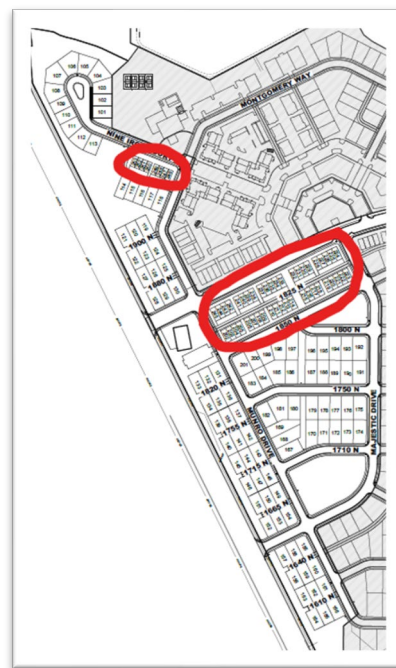
### C. Analysis.

1. Proposed number of lots in relationship to type of lots is consistent with the Master Development Agreement dated June 22, 2021.

A. Proposed 103 Single Family Lots as recorded in the MDA contrasted with 101 Single Family Lots included in the Phase 2A Plat.



B. Proposed 52 Townhomes as recorded in the MDA contrasted with 52 Townhomes included in the Phase 2A Plat.





**2. Proposed park landscaping as adopted in the Master Development Agreement dated June 22, 2021 in relationship to the included landscaping plan in the Phase 2A Plat.**

**A. Proposed Park "A" plan as recorded in the MDA contrasted with park "A" design in the landscaping plan.**



**B. Proposed Park "B" plan as recorded in the MDA contrasted with park "B" design in the landscaping plan.**



**C. Proposed Park "E" plan as recorded in the MDA contrasted with park "E" design in the landscaping plan.**





**D. Findings.**

The final subdivision application, including the number of units in conjunction with the landscaping plan, is consistent with the Master Development agreement for Ben Lomond Views dated June 22, 2021, and all applicable fees have been paid to date.

**E. Comments.**

When application was made to UDOT for the access permit required for Highway 89, feedback from UDOT's review states an amendment to the 2006 Corridor Agreement with Harrisville City is required. This amendment is a more comprehensive process than relocating the signal from 1550 North to 1900 North, as the agreement involves all access to state roadways which includes both Wall Ave and Washington Blvd. Staff is working through the details of the future needs for growth and development and how this relates to amending or renegotiating the corridor agreement with UDOT along with the other surrounding cities who are also part of the same agreement. As this process is likely to take several months to complete, staff is allowing the project to move forward on good faith, established by an email from David Alger on December 19, 2022, because UDOT has indicated once the corridor agreement is updated, the access permit will be granted.

**F. Recommendation.**

Staff recommends granting final subdivision approval for Ben Lomond Views Phase 2A subject to the UDOT access permit to Highway 89 being granted, the City Engineer's memo, compliance with the standards set forth in the Master Development Agreement dated June 22, 2021, and all other staff and agency comments.



## MEMORANDUM



CONSULTING ENGINEERS

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TO: Harrisville City Council

FROM: Matthew L. Robertson, P.E.  
City Engineer

RE: **BEN LOMOND PHASE 2-A SUBDIVISION**  
**Final Plat Submittal**

Date: January 10, 2023

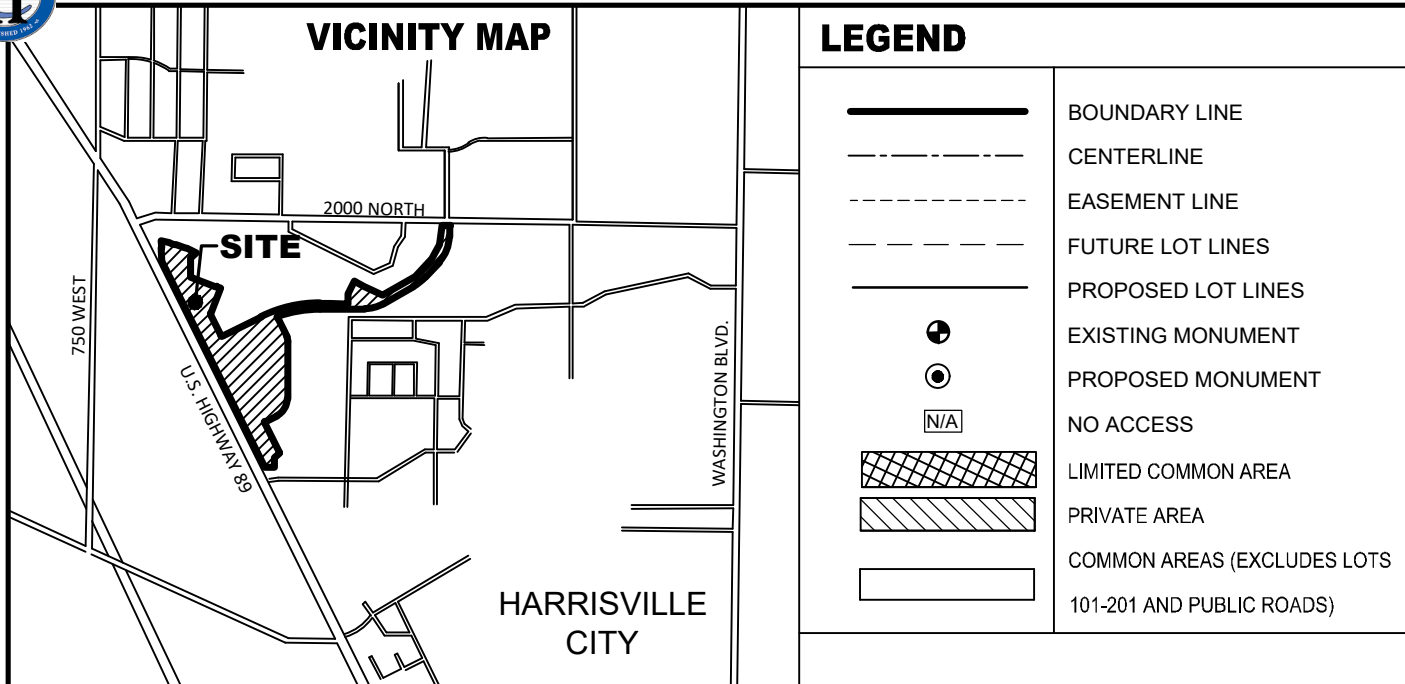
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Our office has completed a review of the final plat and improvement plans for the Ben Lomond Phase 2-A Subdivision located at the mixed-use zone which covers the old Ben Lomond Golf Course. This phase includes the construction of the main entrance and roadway from Highway 89 to 2000 North and the development of 153 residential units including single family and multi-family units. We have reviewed the plat and improvement plans and have worked with the Developer and their Engineer to address issues identified in our preliminary review memo. We have found the plans to generally conform with city and industry standards as well as the approved master development agreement. The following items and agency approvals are still outstanding and need to be addressed:

1. The plat has been reviewed by the Weber County Surveyor's office once and revised according to their comments. Receive final approval from the County of the updated plat and monument locations.
2. Obtain approval from UDOT on all work in their ROW including the two new accesses and storm drain and sewer installation. Coordinate installation of conduits or other improvements for a future traffic signal at 1900 North as necessary.
3. Obtain final approval of the plans and culinary water system from Bona Vista Water.
4. Ensure that the gravity irrigation line coming from 150 East is piped far enough and headgates removed to prevent any chance of overflowing and flooding neighboring properties.
5. An easement has been obtained and recorded to install one of the storm drain outfalls to the City-owned property on 750 West. Ensure that the existing pipe under the highway is in good, operable condition and make improvements to the pipe if it is not.
6. Complete a Storm Water Pollution Prevention Plan (SWPPP), file a Notice of Intent (NOI) with the State, and obtain a Stormwater Activity Permit from the City before any construction begins.
7. An engineer's estimate for the cost of the public improvements needs to be submitted and approved by our office before the pre-construction meeting and will be the basis for the developer's agreement and the associated construction guarantee.
8. The final set of plans will have a "City Engineer Acceptance" stamp and will be the only set of plans to be used during construction.
9. Prior to construction, the Developer and the Contractor must hold a pre-construction meeting with City staff to review construction requirements.

All of these issues and approvals will need to be completely addressed prior to beginning any construction. Please let me know if you have any questions.





1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS LID. NAIL SET TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE AND FRONT LOT LINE.
2. ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
3. PARCELS A-I ARE COMMON AREAS TO BE CONVEYED TO HOA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF A PRIVATE OR PUBLIC STREET THE DEVELOPER WILL BE REQUIRED TO EXECUTE A MONUMENT IMPROVEMENT AGREEMENT WITH THE COUNTY SURVEYOR TO ENSURE THE INSTALLATION OF SURVEY MONUMENTS IN THE ROADWAYS OF THE DEVELOPMENT PER COUNTY CODE SEC. 454-454.01. THE ESCROW FOR THE MONUMENTS SHALL BE \$400 PER MONUMENT AND AN INSPECTION FEE FOR ALL MONUMENTS INTENDED TO BE INSTALLED. THE INSPECTION FEE IS \$400 PER MONUMENT, WHICH INCLUDES A BRASS CAP, RING, AND LID. THE ESCROW IS \$600 PER MONUMENT. THE ESCROW CAN BE WAIVED FOR MONUMENTS NOT INSTALLED AND INSPECTED PRIOR TO THE RECONSTRUCTION OF THE PLANT.
5. THE CONTRACTOR IS REQUIRED TO PULL A MONUMENT ENFORCEMENT PERMIT.
6. "F" (RESTRICTED LOT) BASED UPON HIGH GROUND WATER CONDITIONS, THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT IS RESTRICTED TO AN ELEVATION WHICH IS ONE (1) FOOT BELOW THE CURB AND GUTTER FRONTING THE LOT. THE CURB ELEVATION REFERENCE SHALL BE THE LOWEST TOP BACK OF CURB ELEVATION ON THE LOT FRONTAGE.

**EAST 1/4 CORNER-  
SECTION 31, T7N, R1W, SLB&M  
(FOUND 2003 WEBER COUNTY MONUMENT)**

TOTAL ACREAGE	37.30 ACRES
SINGLE FAMILY LOTS	101
TOWNHOMES	52
TOTAL	153
DENSITY	4.10 UNITS/ACRE

THIS PLAT IS BEING PREPARED TO SUBDIVIDE A PORTION OF A LARGER TRACT OF LAND, AS BEING A PHASE OF AN OVERALL LAND PLAN. THE BOUNDARIES OF SAID TRACK HAVE BEEN SURVEYED AND MARKED ON THE GROUND AND THE SAME IS DESCRIBED IN THE BOUNDARY DESCRIPTION SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS N1°42'05"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 31, T7N, R1W, SLB&M. RECORD DEEDS AND PLATS HAVE BEEN ROTATED TO THIS BASIS OF BEARING.

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

[illegible]

**LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:**  
ALL OF THE "WELL PROPERTY" DESCRIBED IN DEED ENTRY NO. 1796151, BOOK: 2168, PAGE:1417 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, SALT PROPERTY BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:  
BEGINNING AT A POINT LOCATED 500°00'06"E (DEED: SOUTH) ALONG THE SECTION LINE 463.31 FEET AND N89°59'54"E (DEED: EAST) 1375.6 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N79°10'54"E 60.00 FEET; THENCE S10°49'06"E 100.00 FEET; THENCE S79°10'54"W 60.00 FEET; THENCE N10°49'06"W 100.00 FEET, TO THE POINT OF BEGINNING.

NET AREA CONTAINS: ±37.13 ACRES  
1,617,495 SQ. FT.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND BLOCKS, AND HAVE CAUSED THE SAME TO BE DESIGNATED AS COMMON AREAS, COMMON AREAS, COMMON AREAS, COMMON AREAS, COMMON AREAS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC TO HARRISVILLE CITY, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE STREET DESIGNATED HEREON, TO THE HARRISVILLE HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF \_\_\_\_\_, THE HOMEOWNERS ASSOCIATION OF THE SAME IS ALSO DESIGNATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICES AND DRAINAGE SERVICES. THIS MAY BE AUTHORIZED BY HARRISVILLE CITY. PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ IT'S: \_\_\_\_\_

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE  
SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_  
OF \_\_\_\_\_, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE  
FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

## SUBDIVISION

(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SLB&M AND THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, T7N, R1W, SLB&M)

SCALE: 1" = 150'

SHEET 1 OF 4

**SURVEYORS SEAL**



## DEVELOPER / OWNER

BLD INVESTMENT, LLC  
51 WEST CENTER STREET #644  
OREM, UTAH 84057  
917-863-5151

**HARRISVILLE CITY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS  
DULY APPROVED BY THE HARRISVILLE CITY PLANNING  
COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

BY: \_\_\_\_\_  
CHAIR PLANNING COMMISSION

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY'S SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREOF.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # 7231

WEBER COUNTY RECORDER

ENTRY NO: \_\_\_\_\_  
FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED  
\_\_\_\_\_, AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF  
OFFICIAL RECORDS, PAGE \_\_\_\_\_

COUNTY RECORDER

**HARRISVILLE CITY APPROVAL**

THIS PLAT WAS APPROVED BY THE CITY ENGINEER  
AND THE PLANNING DIRECTOR.,

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT AND THE  
DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF  
OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED  
BY THE CITY COUNCIL OF HARRISVILLE CITY THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
MAYOR DATE

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

HARRISVILLE CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO THE STATE OF UTAH AND THE ORDINANCES OF HARRISVILLE CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_





CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C24	26.00	90°00'00"	40.84	S23°32'12"E 36.77
C25	36.00	90°00'00"	56.55	S23°32'12"E 50.91
C26	46.00	90°00'00"	72.26	S23°32'12"E 65.05
C27	46.00	55°34'57"	44.62	S6°19'41"E 42.90
C28	46.00	34°25'03"	27.63	S51°19'41"E 27.22
C30	60.00	29°13'57"	30.61	S6°50'49"W 30.28
C34	60.00	18°40'56"	19.56	S17°06'37"E 19.48
C35	60.00	47°54'53"	50.18	N2°29'39"W 48.73
C37	3.50	90°00'00"	5.50	N18°32'55"E 4.95
C38	29.00	39°51'16"	20.17	N83°28'27"E 19.77
C39	29.00	39°50'07"	20.16	S43°37'48"W 19.76
C40	10.00	90°00'00"	15.71	S71°27'05"E 14.14
C42	10.00	90°00'00"	15.71	N18°32'55"E 14.14
C43	1500.00	5°10'23"	135.43	S66°08'06"W 135.38
C44	1500.00	26°34'06"	695.56	N76°49'58"E 689.34
C45	1500.00	21°23'43"	560.13	N79°25'09"E 556.88
C46	400.00	29°52'38"	208.58	N75°10'42"E 206.23
C47	370.00	29°52'38"	192.94	N75°10'42"E 190.76
C48	600.00	16°55'45"	177.28	N51°46'31"E 176.64
C49	570.00	16°55'45"	168.42	N51°46'31"E 167.81
C50	400.00	43°18'38"	302.36	N21°39'19"E 295.22
C51	10.00	90°00'00"	15.71	N23°32'12"W 14.14
C52	10.00	90°21'11"	15.77	S44°38'49"E 14.19
C53	370.00	43°18'38"	279.69	N21°39'19"E 273.08
C56	100.00	26°59'38"	47.11	N12°58'02"W 46.68
C60	10.00	114°17'31"	19.95	S6°23'24"W 16.80
C62	86.00	27°47'02"	41.70	N75°55'53"W 41.30
C63	86.00	56°54'55"	85.43	N61°21'57"W 81.96
C64	86.00	27°39'35"	41.52	N48°12'35"W 41.11
C65	60.00	63°21'34"	66.35	S58°08'37"E 63.02
C66	10.00	83°33'21"	14.58	N74°41'10"W 13.32
C67	86.00	1°28'18"	2.21	N33°38'39"W 2.21
C68	10.00	89°59'14"	15.71	S18°32'32"W 14.14
C69	10.00	90°00'46"	15.71	S71°27'28"E 14.14
C70	126.00	10°08'53"	22.32	N68°36'36"E 22.29
C71	126.00	16°29'33"	36.27	N81°55'49"E 36.14
C72	100.00	26°38'26"	46.50	S76°51'23"W 46.08
C73	74.00	26°38'26"	34.41	S76°51'23"W 34.10
C74	10.01	89°59'14"	15.72	S18°35'16"W 14.15
C75	10.00	89°38'49"	15.65	N45°21'11"E 14.10

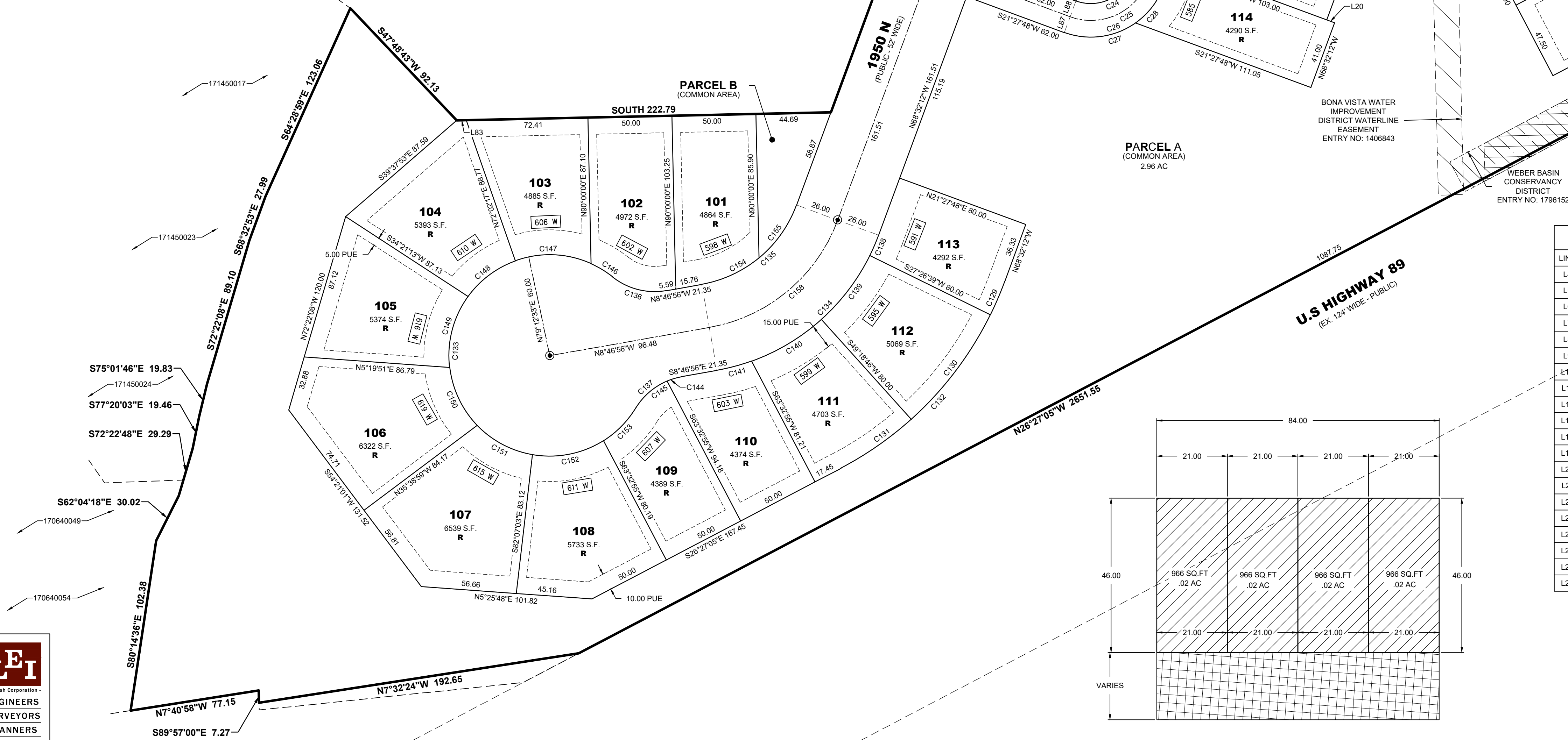
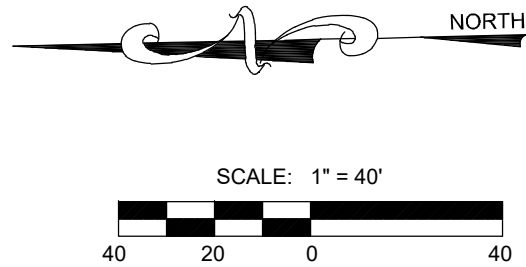
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C76	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C77	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C78	226.00	0°39'04"	2.57	N89°51'04"E 2.57
C79	226.00	12°48'34"	50.53	N83°07'15"E 50.42
C80	226.00	13°10'48"	51.99	N70°07'34"E 51.87
C81	226.00	26°38'26"	105.08	N76°51'23"E 104.14
C83	10.00	89°38'49"	15.65	N45°21'11"E 14.10
C84	10.00	90°00'46"	15.71	S71°27'28"E 14.14
C85	10.00	90°21'11"	15.77	N44°38'49"W 14.19
C86	10.00	89°59'14"	15.71	N18°32'32"E 14.14
C87	10.00	90°00'00"	15.71	N71°27'05"W 14.14
C88	170.00	63°01'08"	186.98	S32°02'21"W 177.70
C89	10.00	90°00'00"	15.71	S18°32'55"W 14.14
C90	10.00	89°59'56"	15.71	S71°27'04"E 14.14
C91	10.00	90°00'00"	15.71	N18°32'55"E 14.14
C92	10.00	90°00'00"	15.71	S71°27'05"E 14.14
C93	200.00	63°01'08"	219.98	N32°02'21"E 209.06
C94	34.00	39°04'03"	23.18	S70°17'23"E 22.74
C96	60.00	12°56'09"	13.55	N32°55'10"W 13.52
C97	10.00	90°00'00"	15.71	N71°27'51"W 14.14
C98	10.00	88°46'23"	15.49	S44°23'13"E 13.99
C100	86.00	28°03'09"	42.11	N7°26'13"E 41.69
C101	174.00	26°38'26"	80.90	N76°51'23"E 80.18
C108	126.00	26°38'26"	58.59	N76°51'23"E 58.06
C114	86.00	35°00'04"	52.54	N3°57'45"E 51.72
C115	10.00	90°00'00"	15.71	S18°32'09"W 14.14
C116	10.00	86°13'52"	15.05	S69°34'47"E 13.67
C117	10.00	90°00'46"	15.71	N71°27'28"W 14.14
C118	70.00	26°59'38"	32.98	N12°58'02"W 32.67
C129	206.00	5°58'51"	21.50	S65°32'47"E 21.49
C130	206.00	21°52'07"	78.63	S51°37'18"E 78.15
C131	206.00	14°14'09"	51.18	S33°34'10"E 51.05
C132	206.00	42°05'07"	151.31	S47°29'39"E 147.93
C133	60.00	277°24'01"	290.49	S81°13'04"W 79.20
C134	126.00	59°45'17"	131.41	S38°39'34"E 125.53
C135	74.00	59°45'17"	77.18	N38°39'34"W 73.73
C136	40.00	48°42'00"	34.00	N15°34'05"E 32.98
C137	40.00	48°42'00"	34.00	S33°07'56"E 32.98
C138	126.00	5°58'51"	13.15	S65°32'47"E 13.15
C139	126.00	21°52'07"	48.09	S51°37'18"E 47.80

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C140	126.00	22°11'50"	48.81	S29°35'19"E 48.51
C141	126.00	9°42'29"	21.35	S13°38'10"E 21.32
C144	40.00	12°58'22"	9.06	S15°16'07"E 9.04
C145	40.00	35°43'38"	24.94	S39°37'07"E 24.54
C146	60.00	14°26'57"	15.13	N32°41'37"E 15.09
C147	60.00	44°10'10"	46.25	N3°23'03"E 45.12
C148	60.00	34°08'53"	35.76	N35°46'29"W 35.23
C149	60.00	42°35'10"	44.60	N74°06'30"W 43.58
C150	60.00	37°09'56"	38.92	S65°58'57"W 38.24
C151	60.00	36°12'30"	37.92	S29°17'44"W 37.29
C152	60.00	42°15'19"	44.25	S9°56'11"E 43.25
C153	60.00	26°25'06"	27.67	S44°16'23"E 27.42
C154	74.00	29°22'52"	37.95	N23°28'21"W 37.53
C155	74.00	30°22'25"	39.23	N53°21'00"W 38.77
C158	100.00	59°45'17"	104.29	N38°39'34"W 99.63
C166	1464.00	3°45'22"	95.98	N65°25'36"E 95.96
C171	86.00	6°09'14"	9.24	N23°22'28"W 9.23
C172	86.00	6°45'34"	10.15	N16°55'04"W 10.14
C173	86.00	12°54'48"	19.38	N19°59'41"W 19.34
C174	86.00	6°56'55"	10.43	N10°03'49"W 10.42
C176	200.00	26°38'26"	92.99	S76°51'23"W 92.16

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Δ=47°54'53"  
L=28.43  
CH=S2°29'39"E 27.61

R=10.00  
Δ=90°00'00"  
L=15.71  
CH=S71°27'05"E 14.14



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L4	N21°27'48"E	36.00	L28	S63°32'09"W	15.00	L49	N63°32'55"E	18.99	L78	S88°46'25"E	19.76	L103	S26°27'51"E	10.00	L123	S26°27'51"E	26.00
L5	N68°32'12"W	26.00	L29	S63°32'09"W	15.00	L50	N63°32'55"E	18.99	L83	S0°00'00"E	5.69	L104	S63°32'09"W	30.00	L124	S26°27'51"E	26.00
L6	S17°11'48"E	25.61	L30	S63°32'29"W	34.02	L51	S26°27'05"E	20.00	L84	N26°27'05"W	10.00	L105	N63°32'55"E	26.00	L125	S26°27'51"E	26.00
L7	S68°32'12"E	10.00	L31	S63°32'09"W	15.00	L52	N63°32'55"E	18.99	L85	N26°27'05"W	10.00	L106	S63°32'09"W	26.00	L126	S89°28'13"E	30.00
L8	N47°58'51"W	17.09	L32	S40°54'58"W	13.00	L53	N63°32'09"E	1.55	L86	S21°27'48"W	26.00	L107	N26°27'05"W	10.00	L127	S89°28'13"E	30.00
L9	S26°27'51"E	26.13	L34	N32°54'30"W	0.91	L59	S0°31'47"W	24.22	L87	N68°32'12"W	10.00	L108	N26°27'05"W	10.00	L128	N63°32'55"E	26.00
L10	S26°27'05"E	20.00	L35	N63°32'55"E	19.00	L60	S89°59'44"E	30.00	L88	N68°32'12"W	10.00	L109	S30°52'39"W	11.28	L129	N63°32'55"E	26.00
L11	S26°27'05"E	20.00	L36	S26°27'05"E	20.00	L61	S89°59'44"E	30.00	L89	S21°27'48"W	10.00	L110	N69°07'21"W	7.24	L130	N63°32'09"E	10.62
L12	N63°32'55"E	19.00	L37	N63°32'55"E	19.00	L63	S46°41'22"E	30.00	L90	S21°27'48"W	10.00	L111	N63°32'55"E	26.00	L131	S63°32'55"W	4.45
L13	N63°32'55"E	19.00	L38	N63°32'55"E	18.99	L64	S46°41'22"E	30.00	L92	N68°32'12"W	26.00	L112	N63°32'55"E	26.00	L132	N26°27'05"W	6.78
L14	N63°32'55"E	19.00	L39	S26°27'05"E	20.00	L65	S46°41'22"E	30.00	L93	N63°32'55"E	26.00	L113	N63°32'55"E	26.00			
L15	N63°32'55"E	19.00	L40	N63°32'55"E	18.99	L66	S46°41'22"E	30.00	L94	N63°32'55"E	26.00	L114	N63°32'55"E	26.00			
L20	S21°27'48"W	5.00	L41	N63°32'55"E	19.00	L67	S29°45'37"E	30.00	L95	N63°32'55"E	5.11	L115	N63°32'55"E	26.00			
L21	S57°25'40"E	23.32	L42	S26°27'05"E	20.00	L68	S29°45'37"E	30.00	L96	N26°27'05"W	10.45	L116	S26°27'05"E	30.00			
L22	N63°32'09"E	15.00	L43	N63°32'55"E	19.00	L69	S29°45'37"E	30.00	L97	S63°32'55"W	21.11	L117	S26°27'05"E	30.00			
L23	N63°32'29"E	34.01	L44	N63°32'55"E	19.00	L70	S29°45'37"E	30.00	L98	S89°28'13"E	30.00	L118	S0°10'36"W	26.00			
L24	N63°32'09"E	15.00	L45	S26°27'05"E	20.00	L71	S0°07'01"W	30.00	L99	S89°28'13"E	30.00	L119	S0°10'36"W	26.00			
L25	N63°32'09"E	15.00	L46	N63°32'55"E	19.00	L72	S0°07'01"W	30.00	L100	N0°10'36"E	26.00	L120	S0°10'36"W	26.00			
L26	S4°30'18"W	23.33	L47	N63°32'55"E	18.99	L73	S0°07'01"W	36.00	L101	S0°10'36"W	26.00	L121	S0°00'00"E	26.00			
L27	S86°08'40"W	13.00	L48	S26°27'05"E	20.00	L74	S0°07'01"W	36.00	L102	S26°27'51"E	10.00	L122	S26°27'51"E	26.00			

## BEN LOMOND PHASE 2-A

SUBDIVISION

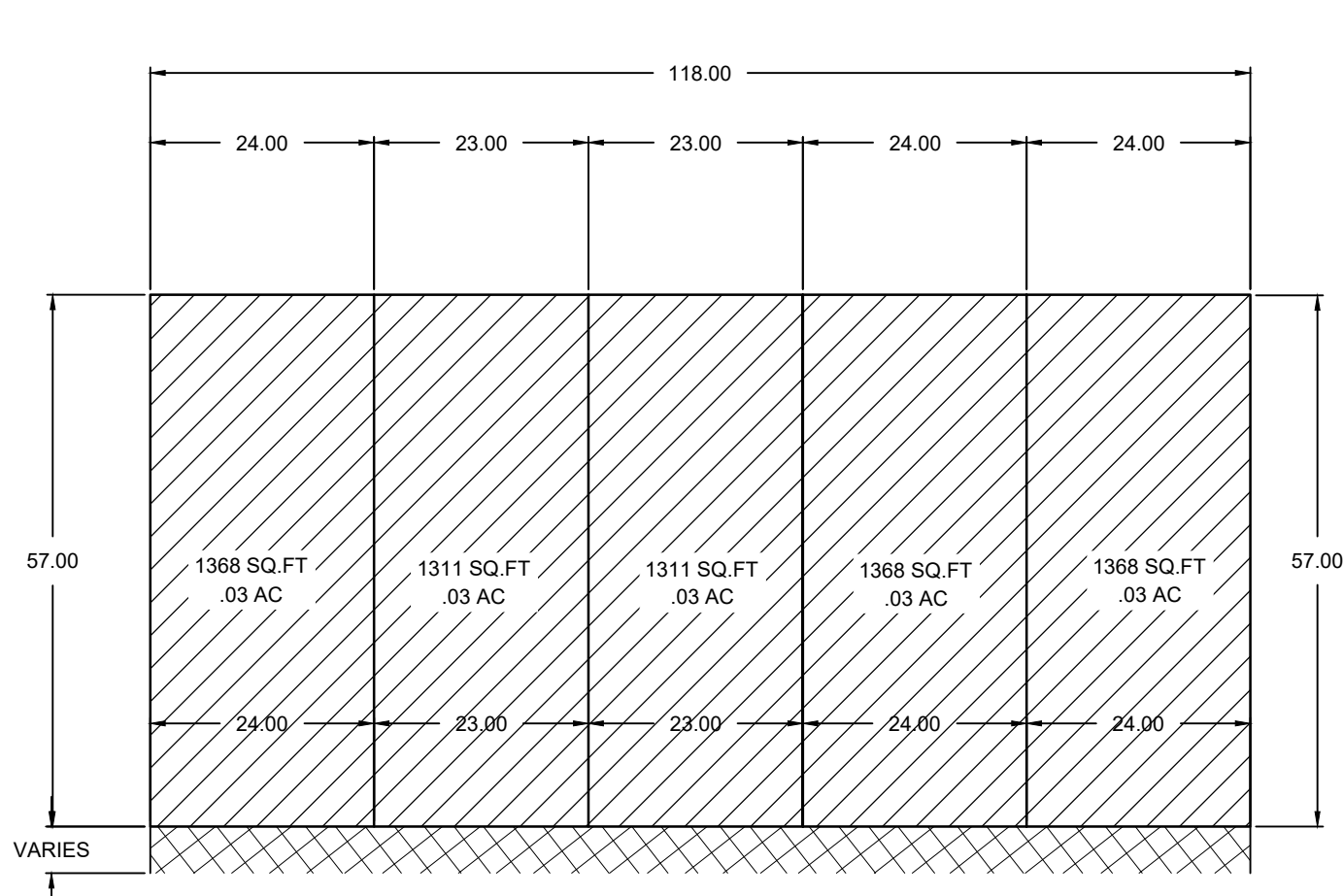
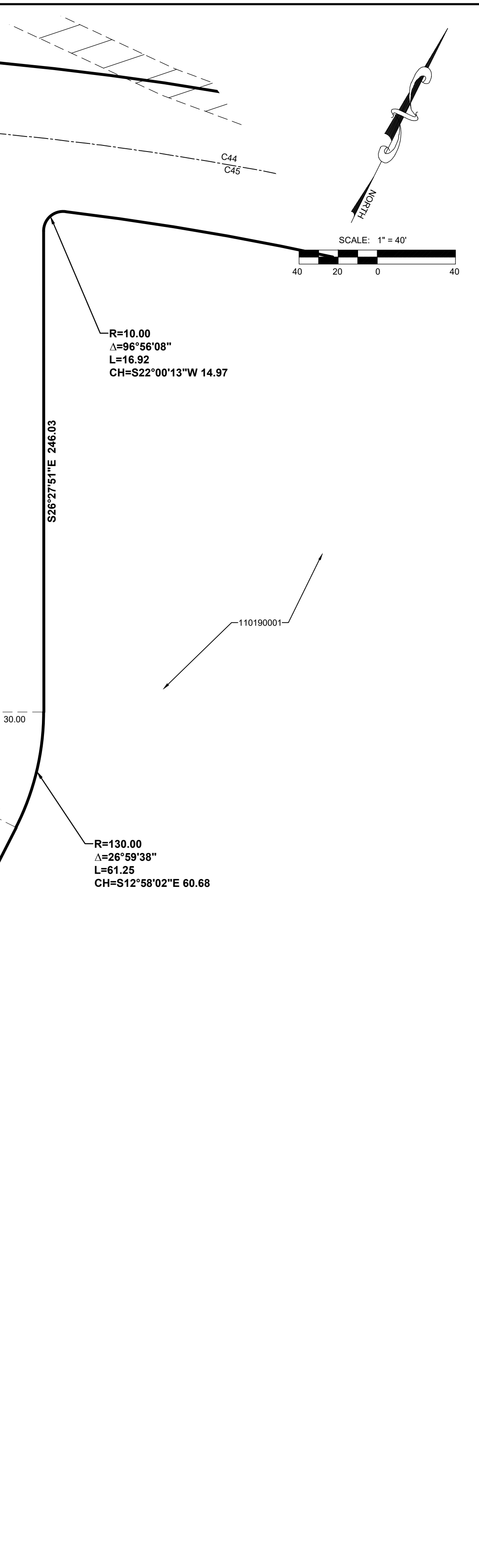
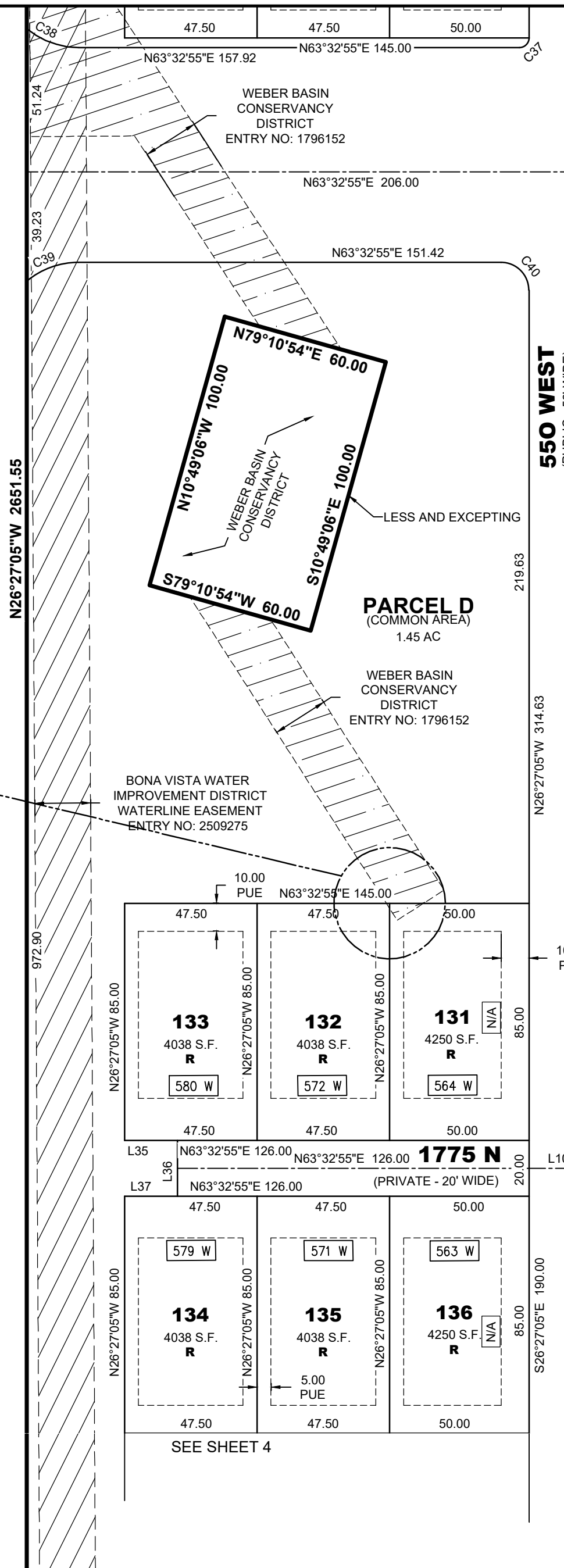
(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SLB&M AND THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, T7N, R1W, SLB&M)



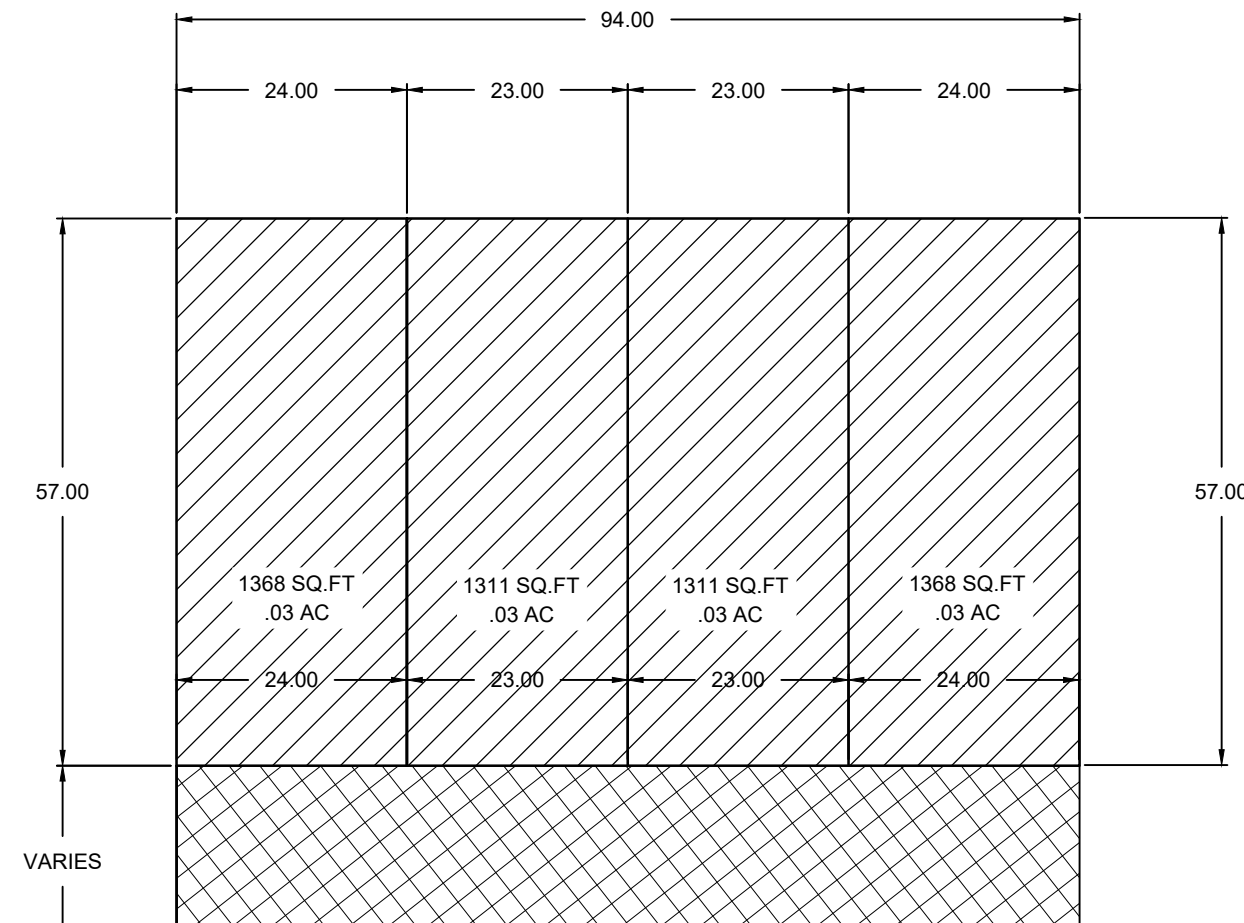


SEE SHEET 2

U.S. HIGHWAY 89  
(EX. 124 WIDE-PUBLIC)



REAR LOAD UNITS 210-214, 219-223, 224-228, 233-237



REAR LOAD UNITS 202-205, 206-209, 215-218, 229-232, 238-241, 242-245

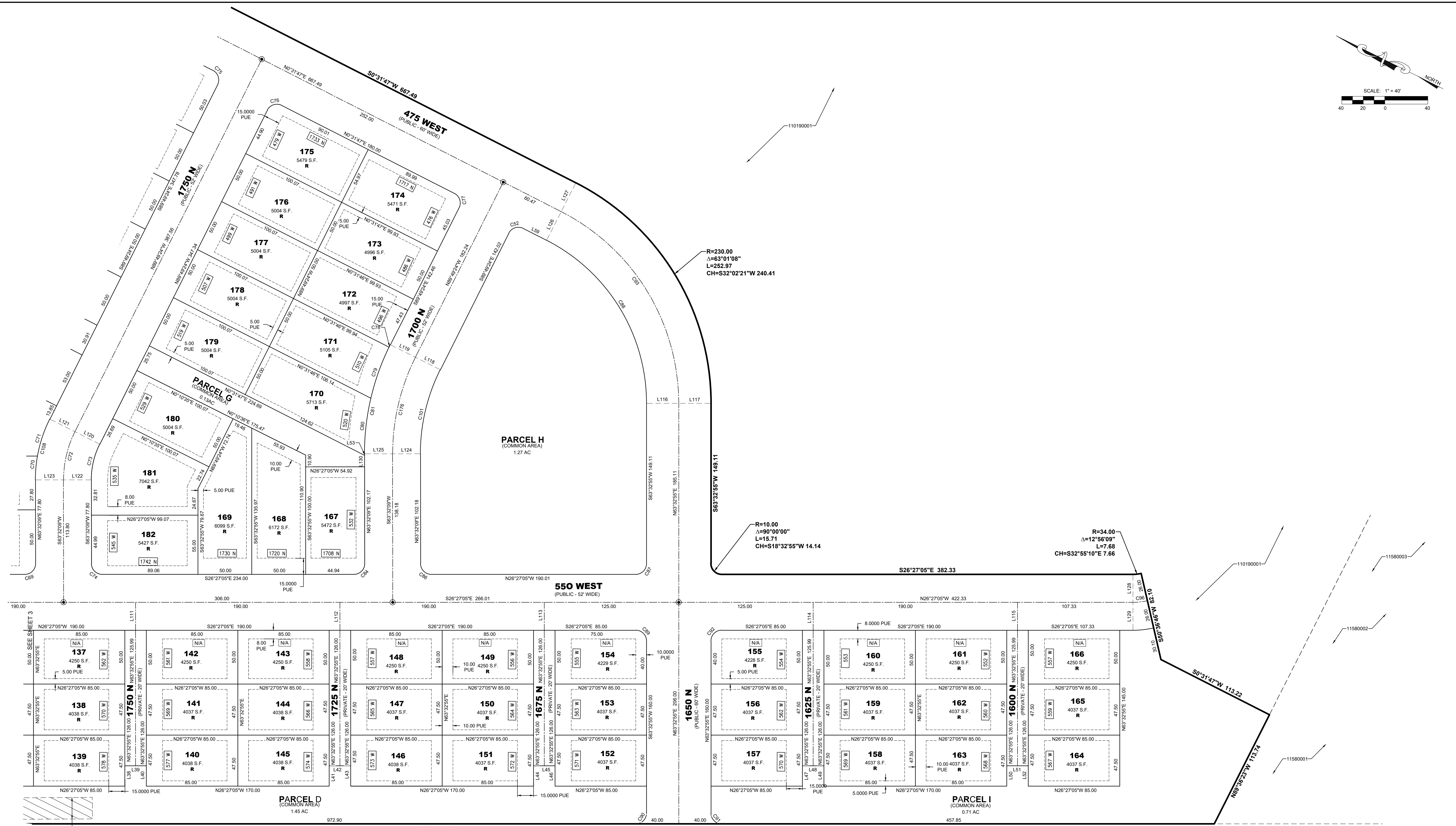
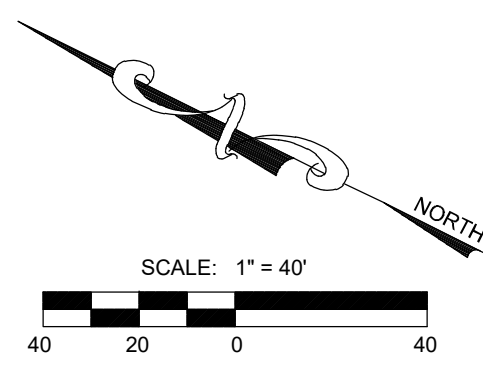
# BEN LOMOND PHASE 2-A

SUBDIVISION

(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SLB&M AND THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, T7N, R1W, SLB&M)







U.S HIGHWAY 89  
(EX. 124' WIDE - PUBLIC)

## BEN LOMOND PHASE 2-A

SUBDIVISION

(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SLB&M AND THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, T7N, R1W, SLB&M)

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## MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew L. Robertson, P.E.  
City Engineer

RE: **BEN LOMOND PHASE 2-D SUBDIVISION**  
**Preliminary Plat Submittal**

Date: January 9, 2023

Our office has completed a review of the preliminary plat and improvement plans for the Ben Lomond Phase 2-D Subdivision located at the mixed-use zone which covers the old Ben Lomond golf course. This phase includes the construction of the northeast section of the overall development and has 122 residential units including single family and multi-family units. We have reviewed the preliminary plat and improvement plans and have made comments on the plan set with issues that need to be revised or resolved prior to final approval. Phase 2-A will need to be constructed prior to construction of this phase as several of the street accesses and the utility connections will be built in Phase 2-A. We recommend preliminary approval of the plat and improvement drawings at this time subject to the following items and comments on the plans being completely addressed prior to final approval:

### **PRELIMINARY PLAT**

1. The plat must be reviewed and approved by the Weber County Surveyor's office. Coordinate the location of new survey monuments with the County Surveyor.
2. Make revisions and add notes, narrative, boundary description, signature blocks, road dedication, PUE widths, and other required information as shown on the red-lined set of plans.
3. Add street names and addresses for the lots as provided by our office.

### **SITE PLAN/ROADWAY**

4. Clearly show the floodplain and its location in correlation to the improvements in this phase.
5. The City Standard minimum pavement section should be followed on all public streets.
6. Provide justification or a warrant for the (2) 4-way stops shown on the plans on 130 West. These may be better as 2-way stops as recommended by the traffic engineer.
7. Fix grades on 130 West on the south side between 1990 North and 2000 North.
8. Provide grades and elevations of curb and gutter and existing asphalt edge on 2000 North to ensure that the new improvements tie-in properly with the existing road.

### **CULINARY WATER**

9. Obtain final approval of the plans and culinary water system by Bona Vista Water. The water meters are located in close proximity to the pressure irrigation meters and may need to be moved.
10. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.

### **SECONDARY WATER**

11. Obtain final approval of plans and pressurized water system by Pine View Water.
12. There are gravity irrigation pipes and ditches across the property that divert out of Coldwater Creek and have users downstream of the development. The ditch is being piped as part of Phase 2-A but this piping should be shown on these plans. Ensure that all open ditches or old pipe is replaced with new piping to deliver the water downstream.



### **SANITARY SEWER**

13. Raise the elevation of the sewer main if possible. The sewer main is fairly deep throughout the majority of this area of the development (9'-12' deep). With the understanding that there won't be any basements on the residential units, it appears that this sewer could be raised to save costs on the installation and on future maintenance.
14. Provide more lateral separation between the pressure irrigation line and the sewer. With the depth of the sewer, it would be difficult to protect the irrigation line if the sewer ever had to be dug up for a repair.
15. Several laterals are shown being connected directly to a manhole which is not allowed.
16. Maintain 10' of horizontal separation between the sewer and culinary water in all locations.
17. Remove unnecessary manhole near 1960 North 200 West intersection.

### **STORM DRAIN**

18. There are multiple spots where the storm drain, culinary water, and secondary water lines conflict with each other requiring the water line to be looped. Raise the storm drain pipe where possible, especially on the lines from the catch basins, to bring the storm drain over the culinary waterline and avoid the need for waterline loops. See red-line notes on the plans.
19. The plans do not show the proposed floodplain through the site and if any improvements (including utilities) are being constructed in the proposed floodplain. If there are sewer improvements within the floodplain, then measures will need to be taken to protect from infiltration into the sewer in the event of flooding.

### **GENERAL**

20. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.
21. The 1900 North/200 West roadway and the sewer and storm drain outfalls being constructed as part of Phase 2-A will need to be completed before construction of this phase. This includes receiving approval from UDOT for the accesses on to Highway 89 as required as part of 2-A.
22. Provide improvement plans for the parks and open space included in this phase. Also, provide details or a plan for the required landscaping for this phase including street trees.

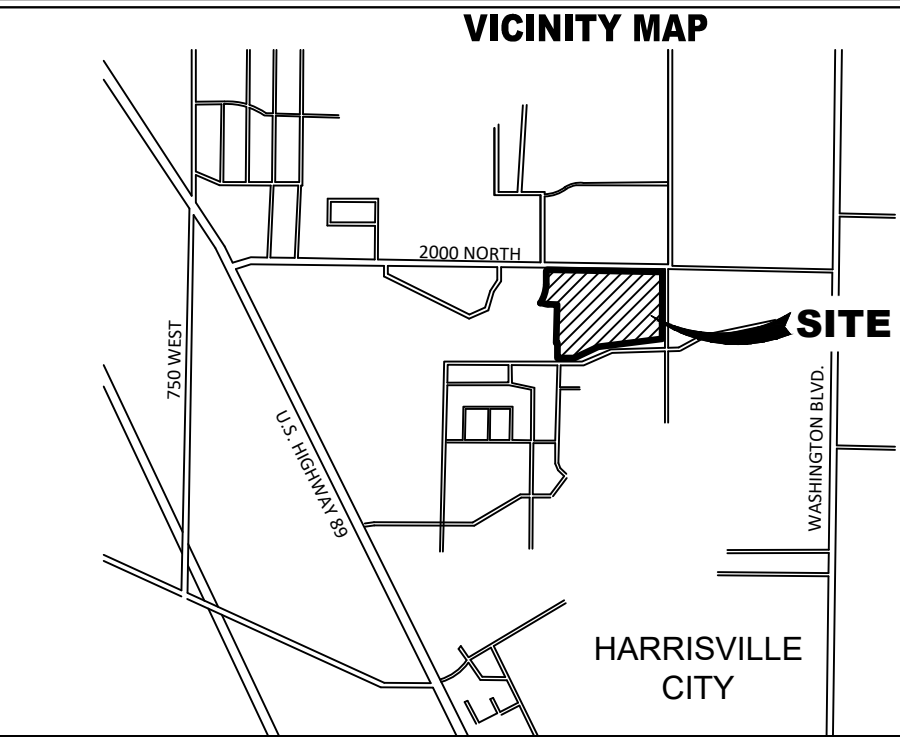
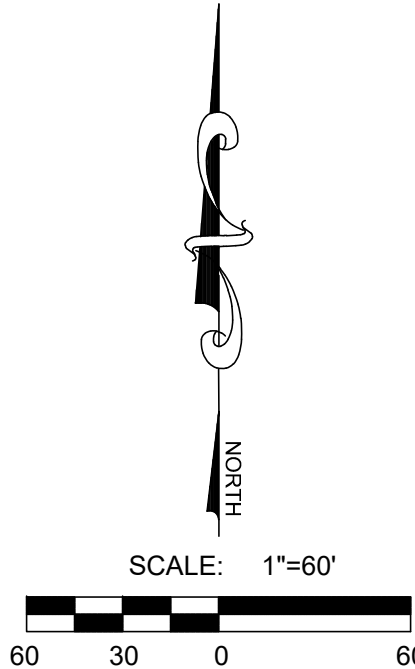
Not all comments made on the red-lined set of plans are outlined in this memo; ensure that comments made on the plans are addressed as well. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval.

Please let me know if you have any questions.





**BEN LOMOND**  
PHASE 2-D



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NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

COVER

**LEGEND**

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

**DEVELOPER / OWNER**  
BLD INVESTMENTS, LLC

**ENGINEER**  
LEI CONSULTING ENGINEERS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
(801)798-0555

**PROJECT NAME**  
BEN LOMOND PHASE 2-D

**TABULATIONS**

TOTAL ACREAGE	24.37 ACRES
SINGLE FAMILY LOTS	29
TWIN HOMES	94
TOTAL	123
DENSITY	5.71 UNITS/ACRE

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=60'**  
DATE:  
**10/07/2022**

SHEET

**COVER**





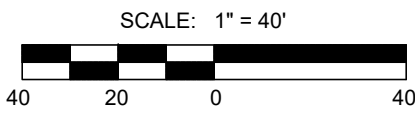




SHOW WHERE FLOODPLAIN COMES ACROSS THIS AREA - ARE THESE LOTS BUILDABLE AT THIS TIME?

REMAINDER PARCEL

WRONG DIRECTION



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	10.00	88°40'19"	15.48	S44°20'09"E 13.98
C2	10.00	88°45'38"	15.49	N46°56'53"E 13.99
C3	10.00	90°00'00"	15.71	N46°19'41"E 14.14
C4	10.00	90°00'00"	15.71	S43°40'19"E 14.14
C5	10.00	90°00'00"	15.71	N46°19'41"E 14.14
C6	10.00	90°00'00"	15.71	N43°40'19"W 14.14
C7	10.00	90°00'00"	15.71	S43°40'19"E 14.14
C8	10.00	90°00'00"	15.71	N46°19'41"E 14.14
C9	10.00	90°00'00"	15.71	S46°19'41"W 14.14
C10	10.00	90°00'00"	15.71	S43°40'19"E 14.14
C11	86.00	1°19'57"	2.00	N1°59'40"E 2.00
C12	34.00	90°00'00"	53.41	S46°19'41"W 48.08
C13	60.00	90°00'00"	94.25	N46°19'41"E 84.85
C14	86.00	25°37'24"	38.46	N41°31'19"E 38.14
C15	86.00	26°02'58"	39.10	N15°41'08"E 38.76
C16	86.00	25°37'24"	38.46	N41°31'19"E 38.14
C17	86.00	34°09'44"	51.28	N71°24'53"E 50.52
C18	86.00	2°49'57"	4.25	N89°54'43"E 4.25
C19	474.00	1°24'39"	11.67	S89°22'38"E 11.67
C20	474.00	11°15'23"	93.12	N84°17'21"E 92.97
C21	500.00	8°43'52"	76.19	N86°57'45"E 76.12
C22	526.00	4°17'53"	39.46	S88°10'45"W 39.45
C23	10.00	86°08'56"	15.04	N50°28'38"W 13.66
C24	374.00	8°43'52"	56.99	N3°02'15"W 56.94
C25	400.00	8°43'52"	60.95	N3°02'15"W 60.90
C26	426.00	6°24'33"	47.65	S2°52'42"E 47.63
C27	10.00	86°08'56"	15.04	S35°40'18"W 13.66
C28	526.00	10°46'23"	98.90	S73°21'34"W 98.75
C29	526.00	10°46'23"	98.90	S73°21'34"W 98.75
C30	526.00	7°46'18"	71.35	S64°05'14"W 71.29
C31	500.00	22°23'45"	195.44	N71°23'57"E 194.20
C32	500.00	31°07'37"	271.63	N75°45'53"E 268.31
C33	474.00	5°45'46"	47.67	N75°46'46"E 47.65
C34	474.00	5°45'46"	47.67	N75°46'46"E 47.65
C35	474.00	5°44'43"	47.53	N70°01'32"E 47.51
C36	474.00	6°57'06"	57.51	N63°40'38"E 57.47
C37	10.00	95°47'45"	16.72	N71°54'04"W 14.84
C38	74.00	25°19'56"	32.72	N11°20'16"W 32.45
C39	100.00	26°27'51"	46.19	N11°54'14"W 45.78
C40	126.00	16°52'47"	37.12	N16°41'46"W 36.99
C41	126.00	9°35'04"	21.08	N3°27'51"W 21.05
C42	10.00	85°20'14"	14.89	N17°31'57"E 13.56
C43	224.00	9°21'13"	36.57	N64°52'41"E 36.53
C44	250.00	19°02'07"	83.06	N69°43'08"E 82.68
C45	276.00	6°19'36"	30.48	N63°21'53"E 30.46
C46	276.00	14°06'59"	68.00	N73°35'10"E 67.83
C47	276.00	14°06'59"	68.00	N73°35'10"E 67.83
C48	276.00	9°28'21"	45.63	N85°22'50"E 45.58
C49	250.00	29°54'56"	130.53	N75°09'33"E 129.05
C50	250.00	10°52'49"	47.47	N84°40'36"E 47.40
C51	10.00	99°39'57"	17.39	S60°36'44"E 15.28
C52	374.00	12°06'27"	79.03	S4°43'32"E 78.88
C53	400.00	12°06'27"	84.53	N4°43'32"W 84.37
C54	426.00	7°21'14"	54.68	S2°20'56"E 54.64
C55	426.00	7°21'14"	54.68	S2°20'56"E 54.64
C56	426.00	4°45'13"	35.34	S8°24'09"E 35.33
C57	10.00	99°42'12"	17.40	S39°04'21"W 15.29
C58	10.00	90°00'00"	15.71	N46°19'41"E 14.14
C59	10.00	90°00'00"	15.71	S43°40'19"E 14.14
C60	10.00	90°00'00"	15.71	N43°40'19"W 14.14
C61	10.00	90°00'00"	15.71	S46°19'41"W 14.14
C62	10.00	90°00'00"	15.71	N46°19'41"E 14.14
C63	10.00	90°00'00"	15.71	N43°40'19"W 14.14
C64	10.00	90°00'00"	15.71	S46°19'41"W 14.14
C65	10.00	90°00'00"	15.71	S43°40'19"E 14.14
C66	176.00	24°49'09"	76.24	N76°15'44"W 75.84
C67	150.00	27°48'06"	72.78	S74°48'16"E 72.07
C68	124.00	24°05'54"	52.15	N76°37'21"W 51.77
C69	10.00	87°10'01"	15.21	N20°59'24"W 13.79
C70	426.00	1°00'06"	7.45	S0°49'38"W 7.45
C71	426.00	6°24'33"	47.65	S2°52'42"E 47.63
C72	426.00	1°19'12"	9.81	S6°44'34"E 9.81

IS THIS AREA BEING DEDICATED AS PART OF 2000 NORTH STREET? SHOULD BE IDENTIFIED AND DEDICATED AS SUCH. SHOULD ALSO SHOW WIDTH OF ROW ON 2000 NORTH AND DISTANCE FROM CENTERLINE TO ROW LINE IN SUBDIVISION.

SHOULD REAR PUE BE WIDER? WHERE FRONTS A STREET?

NO ACCESS FOR LOTS X-X ONTO 2000 NORTH?

1. SHOW PUE DIMENSIONAL WIDTHS  
2. ADD LOT ADDRESSES OR ADDRESS TABLE

SHOW DUPLEX OUTLINS AS SHOWN ON SHEET 1

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N61°17'23"W	21.63
L2	S60°12'05"W	17.86

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

## BEN LOMOND PHASE 2-D

DATE

SUBDIVISION

COMMA

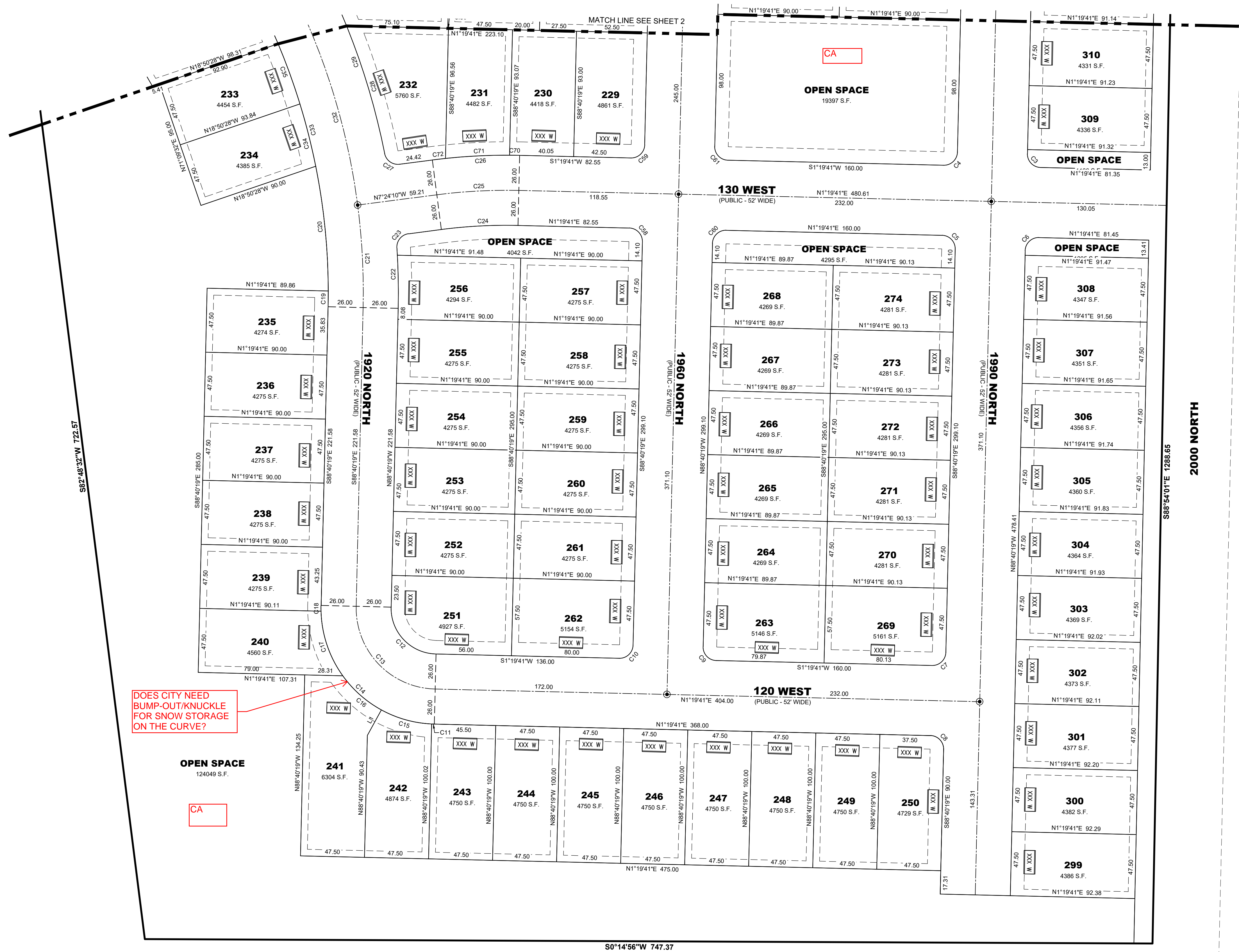
(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, T7N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH)

SHEET 2 OF 3

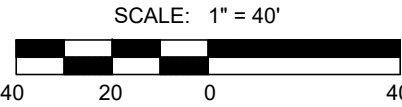
RECORDER'S BLOCK  
REQUIRED ON EACH  
SHEET IN THE BOTTOM  
RIGHT CORNER

BOLD





WRONG DIRECTION



1. SHOW PUE DIMENSIONAL WIDTHS  
2. ADD LOT ADDRESSES OR ADDRESS TABLE

SHOW DUPLEX OUTLINES AS IDENTIFIED ON SHEET 1

## BEN LOMOND PHASE 2-D

DATE  
SUBDIVISION

COMMA

(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, T7N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH)

SHEET 3 OF 3

SURVEYOR'S SEAL CITY-ENGINEER SEAL CLERK-RECORDER SEAL

RECORDER'S BLOCK  
REQUIRED ON EACH  
SHEET IN THE  
BOTTOM RIGHT  
CORNER

BOLD

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

This form approved by Utah County and the municipalities therein.

LEI 900-XXXX



ENGINEERS  
SURVEYORS  
PLANNERS

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Phone: 801.798.0555  
Fax: 801.798.9333  
office@lei-eng.com  
www.lei-eng.com



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. WHEN A PLAT INVOLVES THE CONSTRUCTION OF A PRIVATE OR PUBLIC STREET THE DEVELOPER WILL BE REQUIRED TO EXECUTE A MONUMENT IMPROVEMENT AGREEMENT WITH THE COUNTY SURVEYOR TO ENSURE THE INSTALLATION OF SURVEY MONUMENTS IN THE ROADWAYS OF THE DEVELOPMENT PER COUNTY CODE SEC. 45-6. PER THE AGREEMENT THE DEVELOPER WILL PAY AN ESCROW AND AN INSPECTION FEE FOR ALL MONUMENTS INTENDED TO BE INSTALLED. THE INSPECTION FEE IS \$400 PER MONUMENT, WHICH INCLUDES A BRASS CAP, RING, AND LID. THE ESCROW IS \$800 PER MONUMENT. THE ESCROW MAY BE WAIVED FOR MONUMENTS INSTALLED AND INSPECTED PRIOR TO THE RECORDATION OF THE PLAT.
3. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
4. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
5. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
6. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES. NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OR SERVICE CONNECTIONS.
7. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
8. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
9. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
10. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
11. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
12. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
13. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
14. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
15. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.
16. NO HOODED INLETS ARE TO BE USED IN THIS PHASE.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL. DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

BONA VISTA IMPROVEMENT DISTRICT

1. ALL STANDARDS SHALL BE FOLLOWED FOR BONA VISTA IMPROVEMENT DISTRICT AS SET FORTH IN BONA VISTA IMPROVEMENT DISTRICT CONSTRUCTION STANDARDS.



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
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office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GENERAL NOTES

REVISIONS

1	-	-
2	-	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

NONE

DATE:

10/07/2022

SHEET

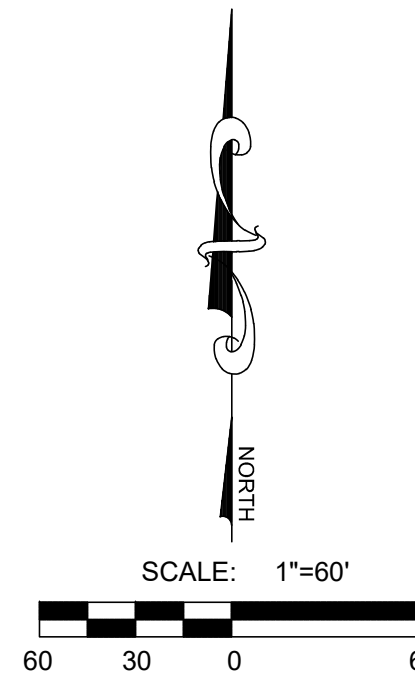
NOTES





- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

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NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
EXISTING CONDITIONS/DEMO PLAN

REVISIONS

1	-
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6	-

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

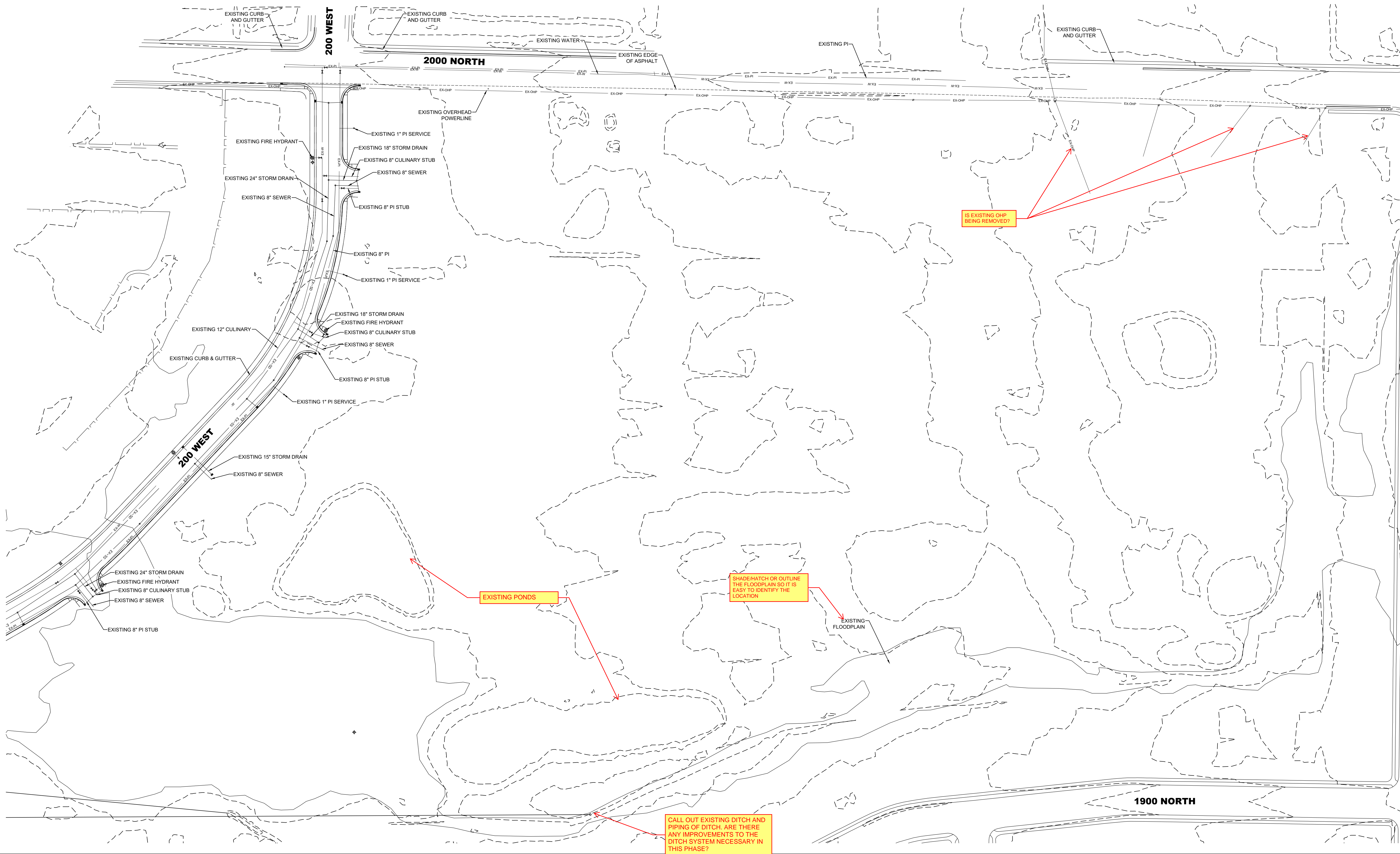
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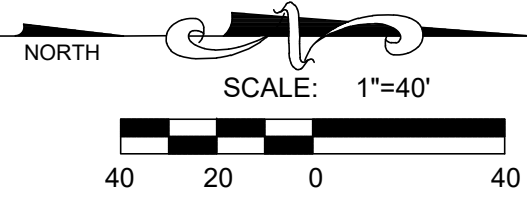
10/07/2022

SHEET

**C-100**







- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
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Phone: 801.798.0555  
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www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
**HARRISVILLE, UTAH**  
**UTILITY PLAN #1**

REVISIONS

1	-
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6	-

LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

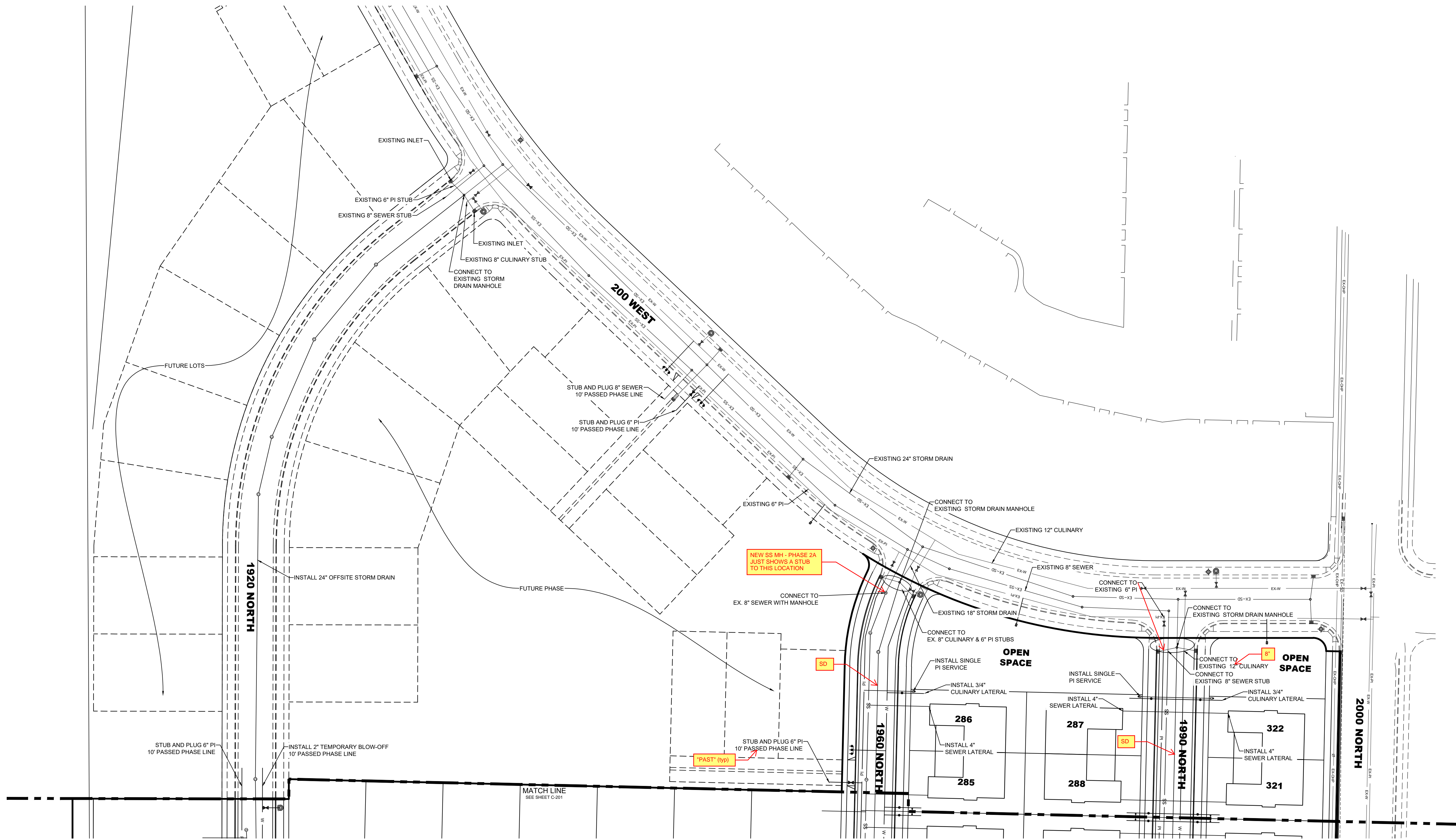
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10/07/2022

SHEET

**C-200**

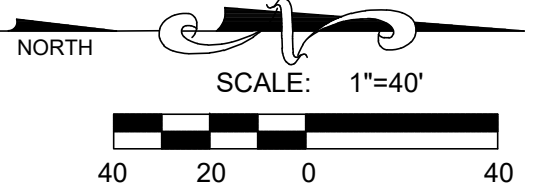




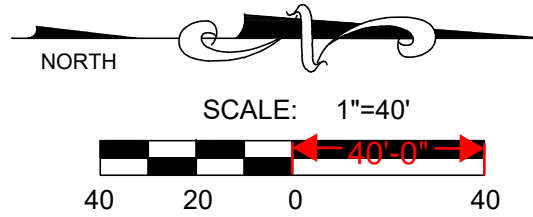
NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
UTILITY PLAN #2

REVISIONS	
1 -	
2 -	
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6 -	
LEI PROJECT #: 2019-0027	
DRAWN BY: CJI	
DESIGNED BY: BTG	
SCALE: 1"=40'	
DATE: 10/07/2022	
SHEET	
C-201	







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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

UTILITY PLAN #3

REVISIONS

1	-
2	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

1"=40'

DATE:

10/07/2022

SHEET

**C-202**

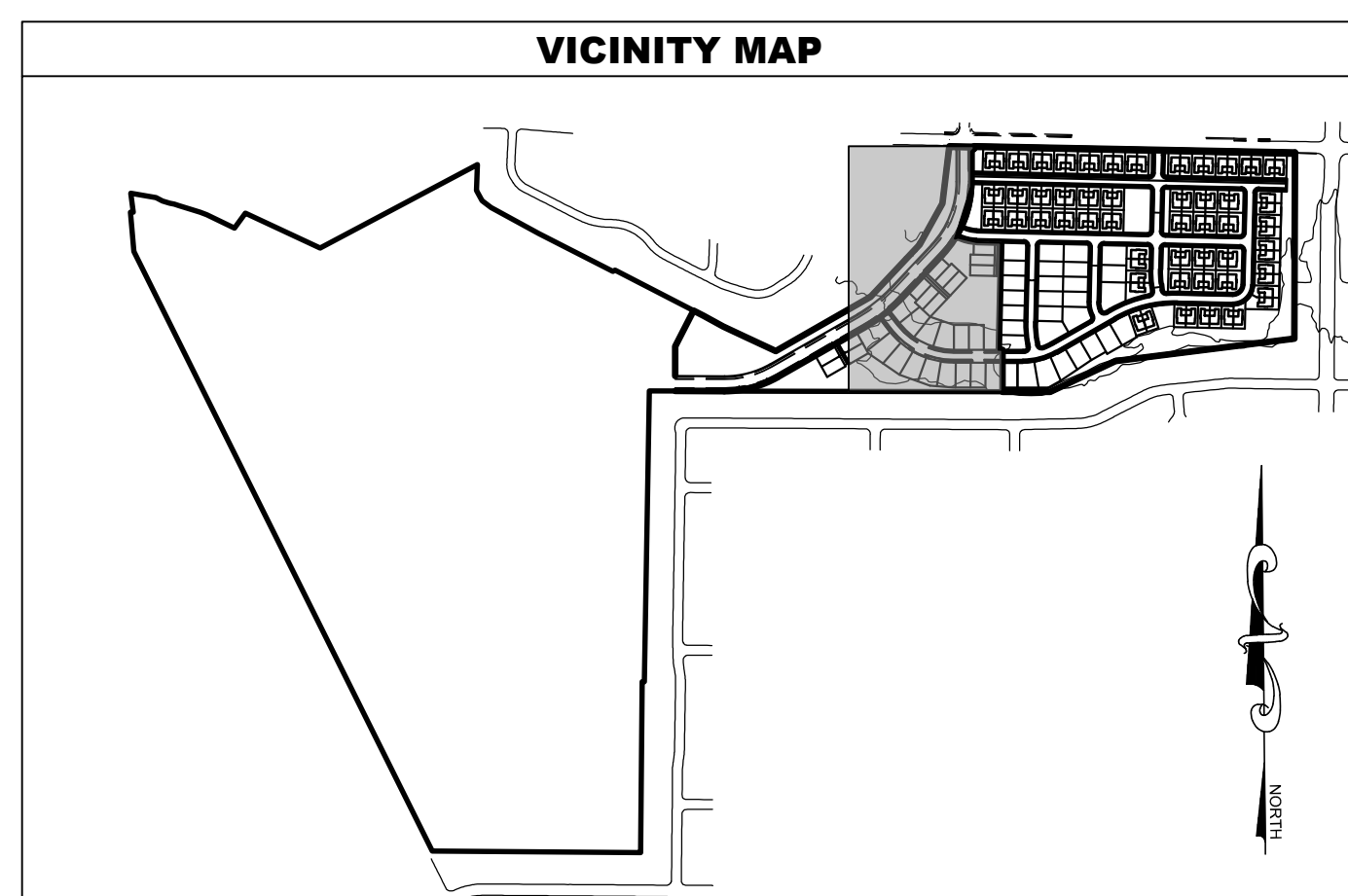
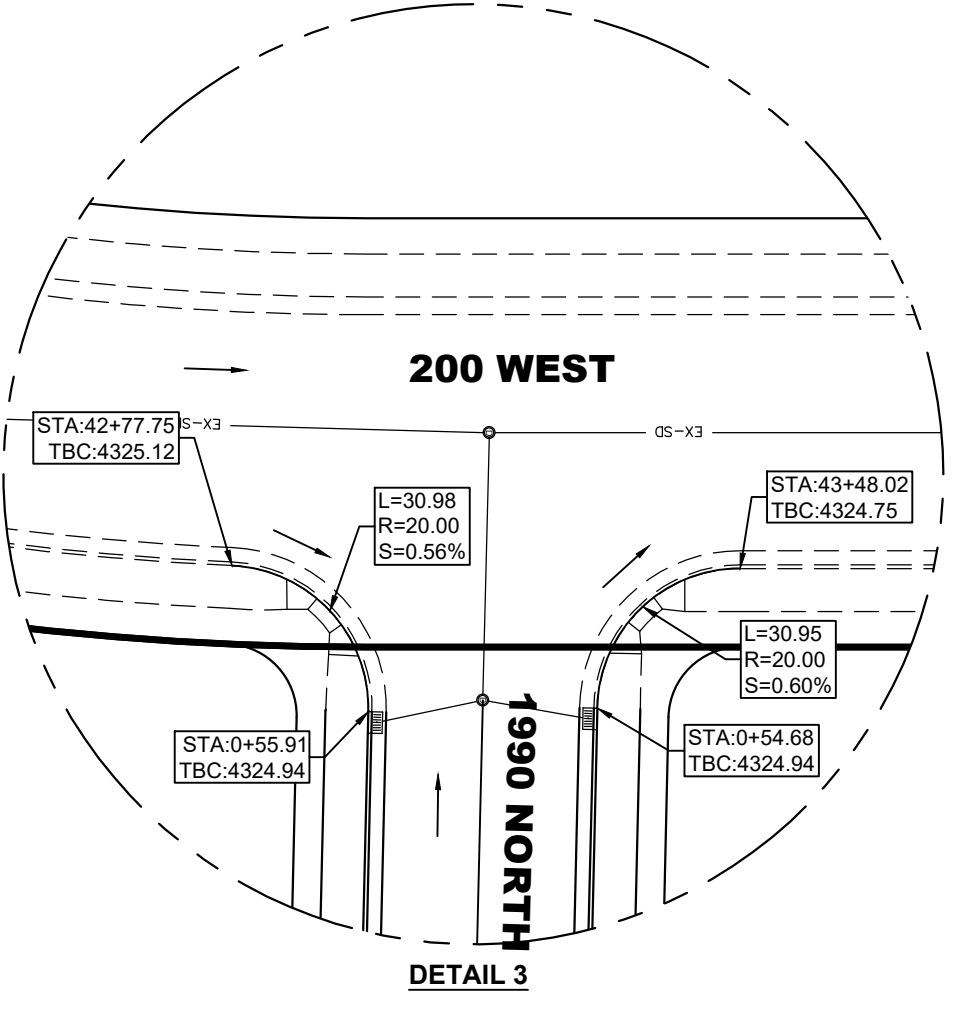
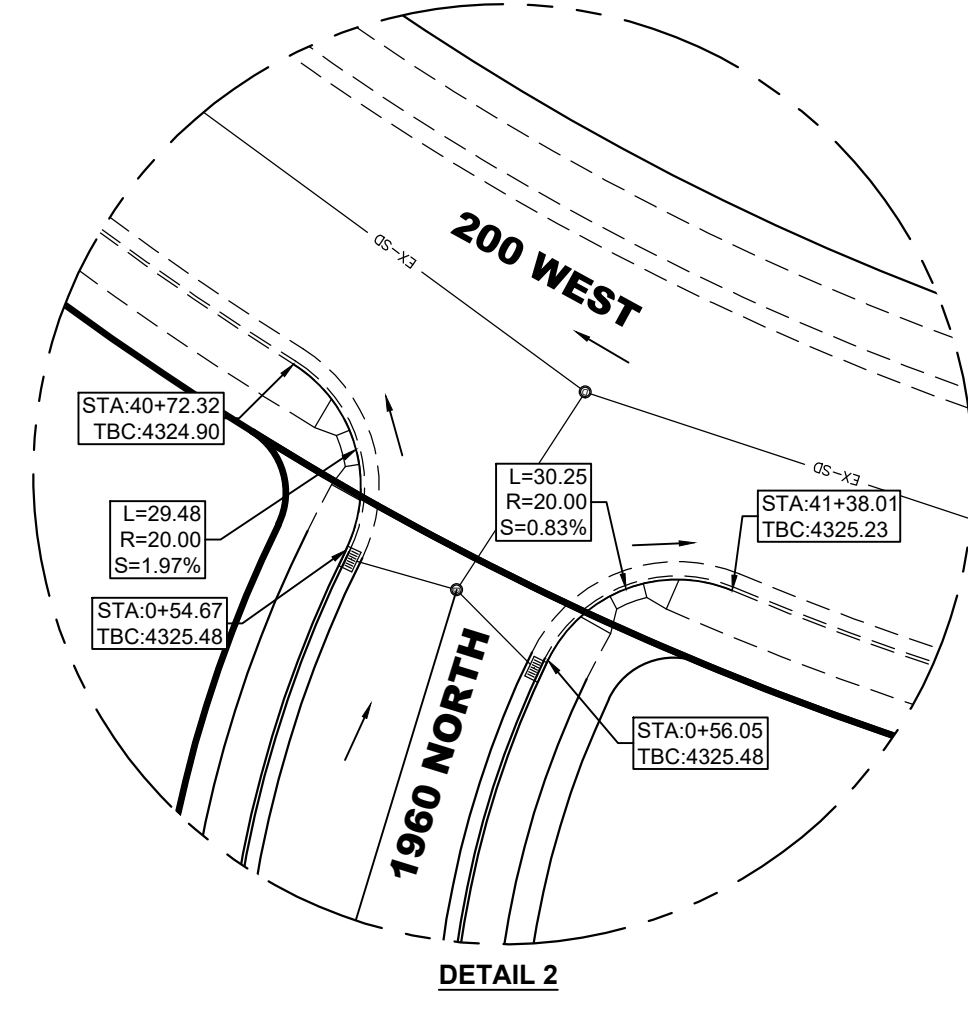
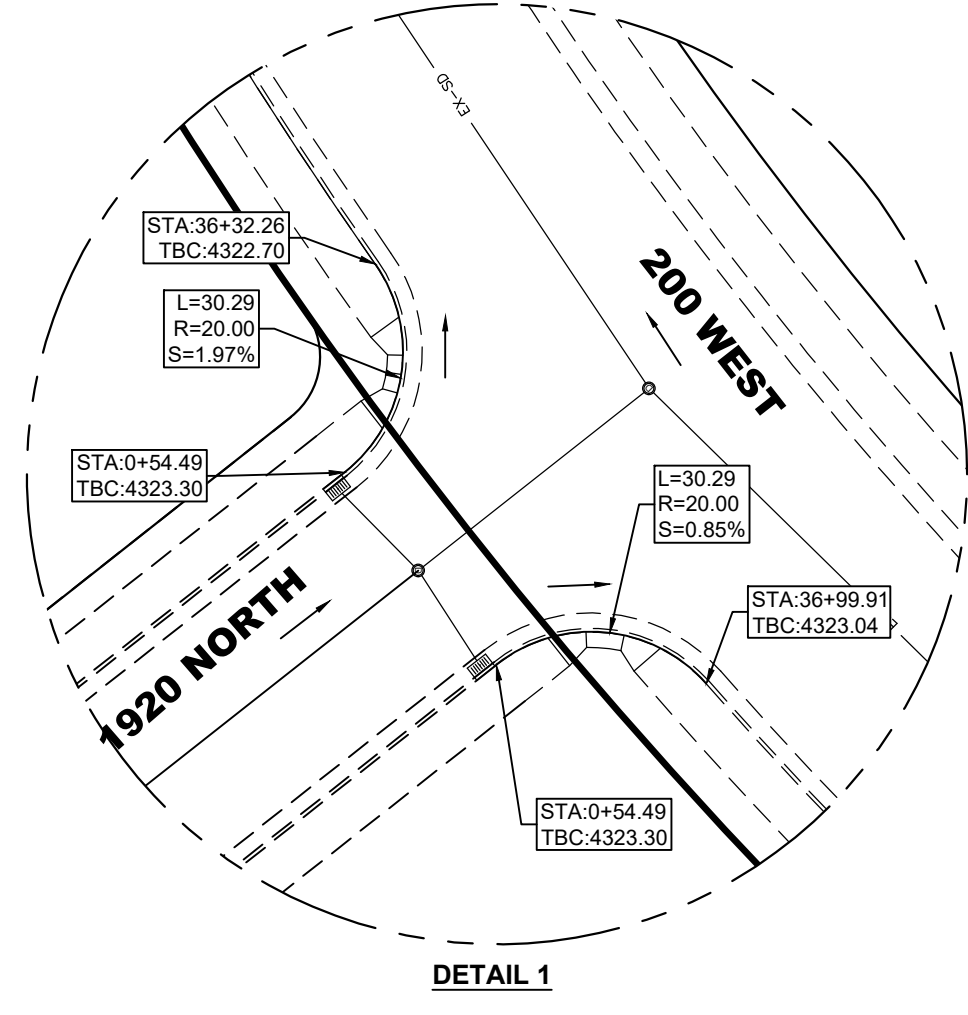
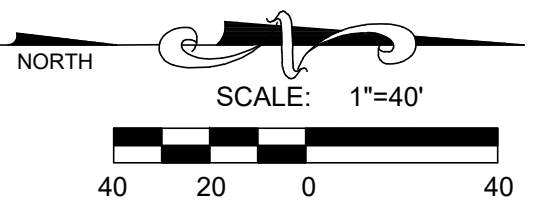




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CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**GRADING PLAN #1**

REVISIONS	
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LEI PROJECT #:	
2019-0027	
DRAWN BY:	
CJI	
DESIGNED BY:	
BTG	
SCALE:	
1"=40'	
DATE:	
10/07/2022	
SHEET	
C-300	





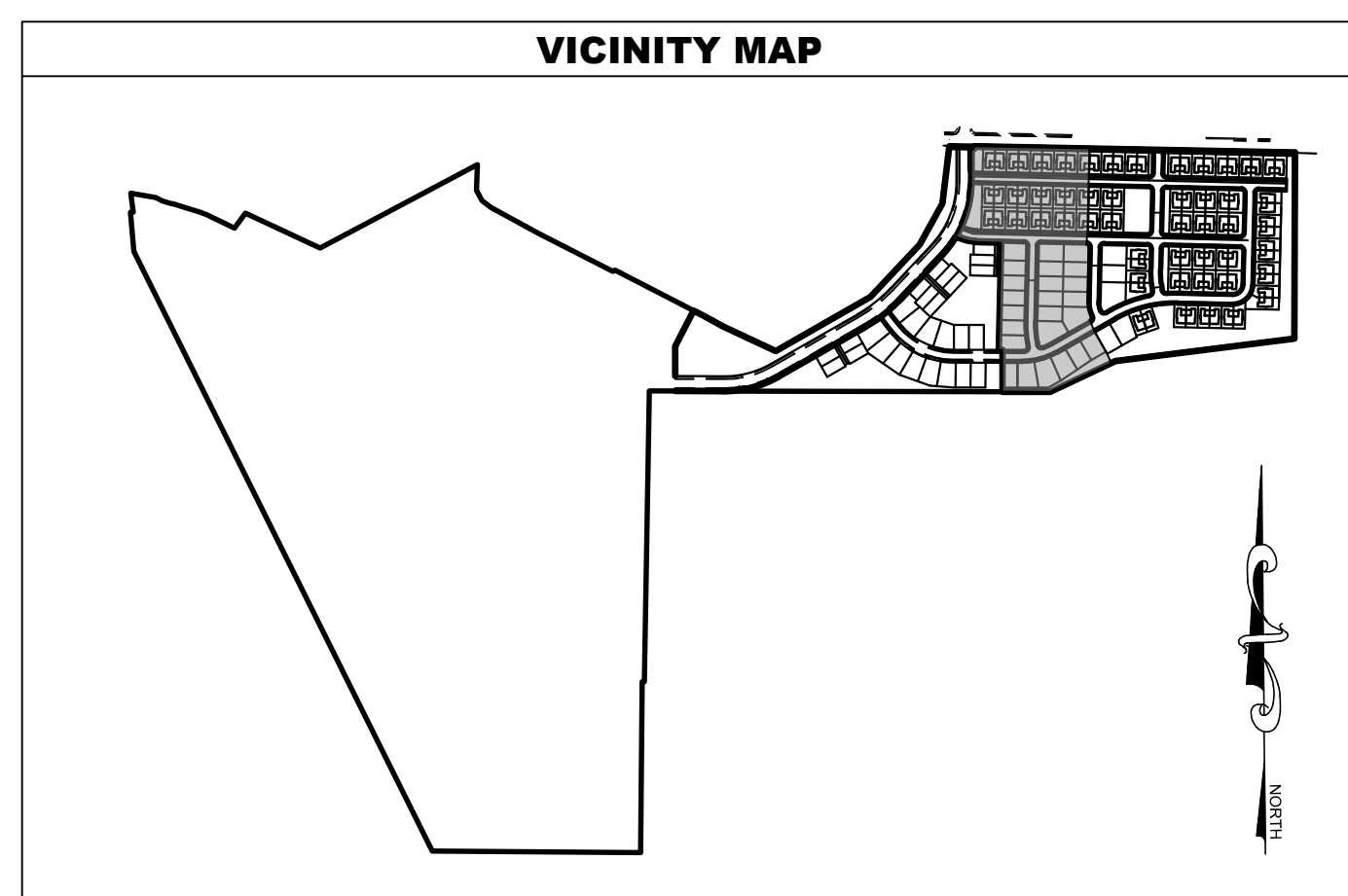
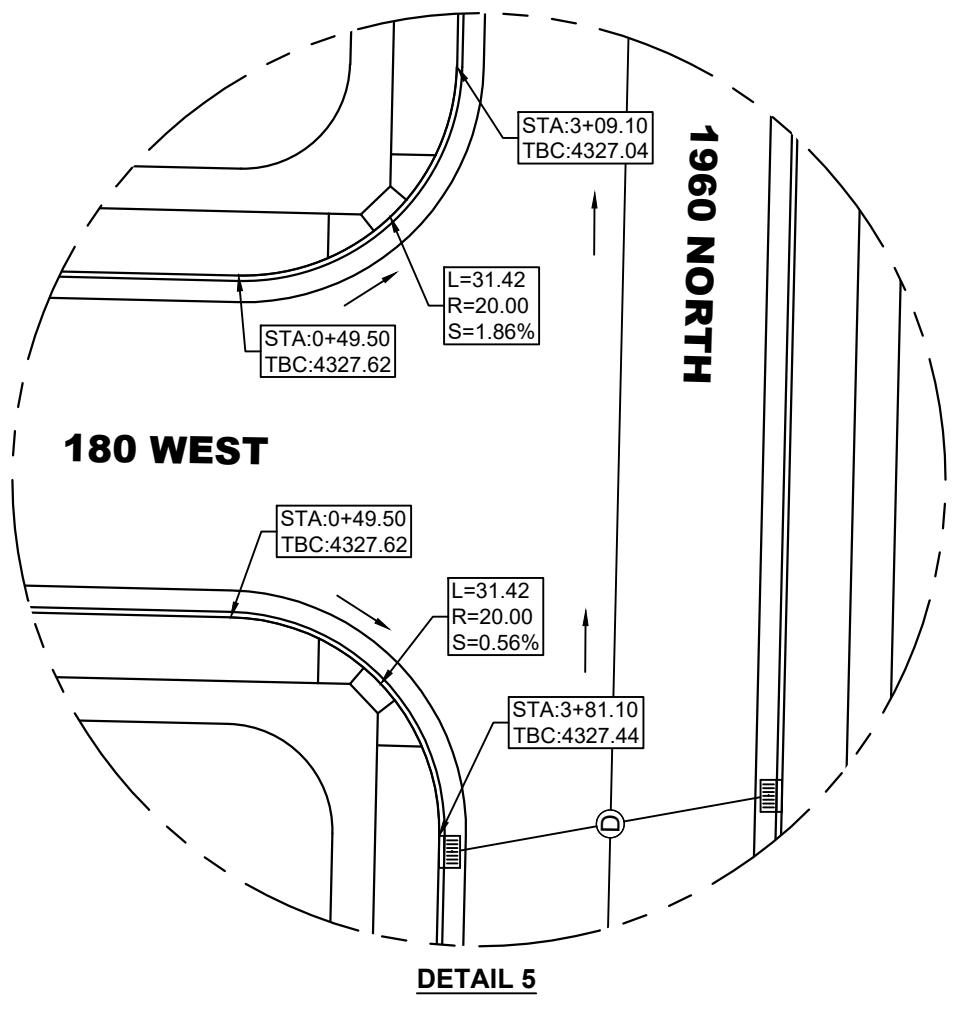
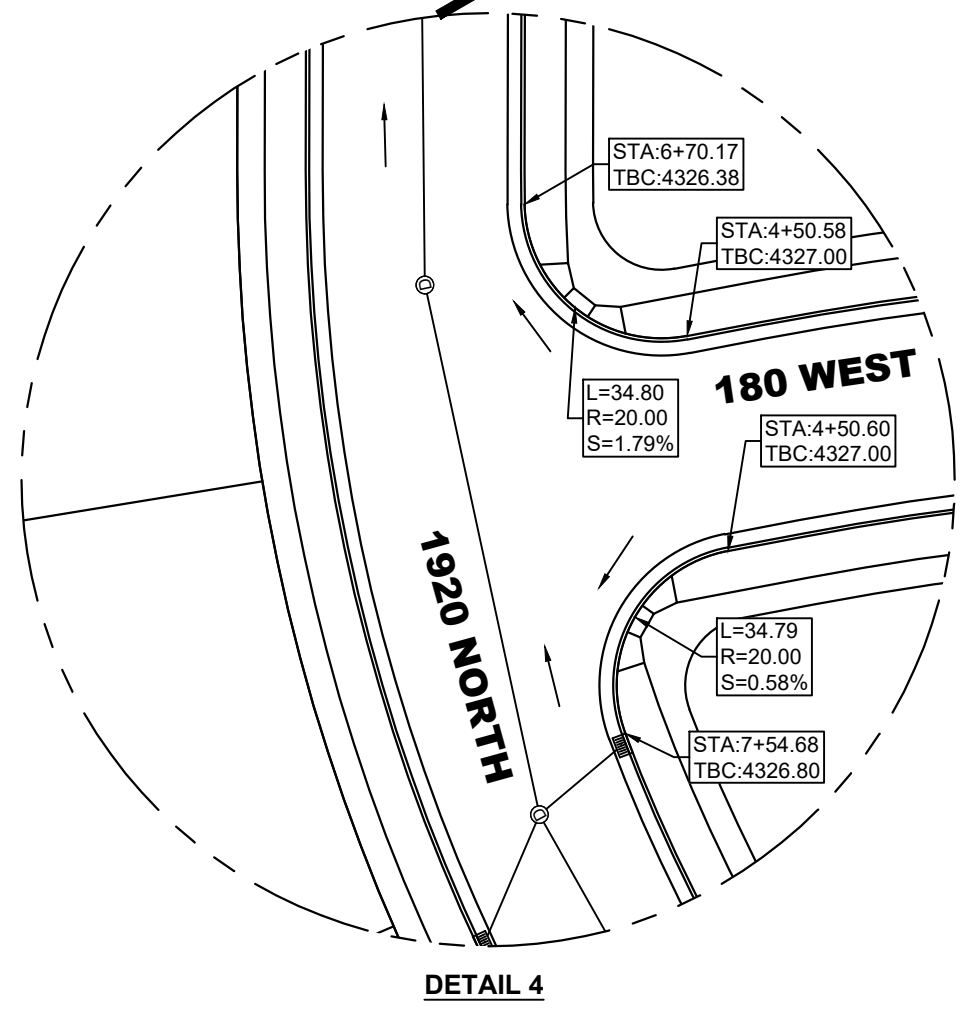
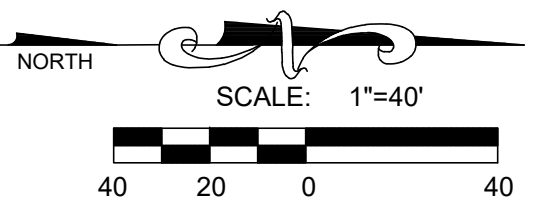
NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**GRADING PLAN #2**

REVISIONS	
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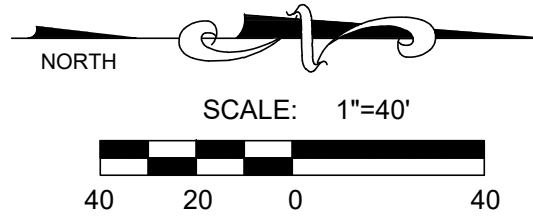
LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**10/07/2022**

SHEET  
**C-301**





U:\0\_LEI PROJECTS\2019-2027 HARRISVILLE PROJECT\A0\DWG\FINAL\3-D FINAL\2019-0027 C-300 HARRISVILLE 2-D GRADING PLAN.DWG 10/10/2022 10:14 AM





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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**GRADING PLAN #3**

REVISIONS	
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LEI PROJECT #:  
**2019-0027**

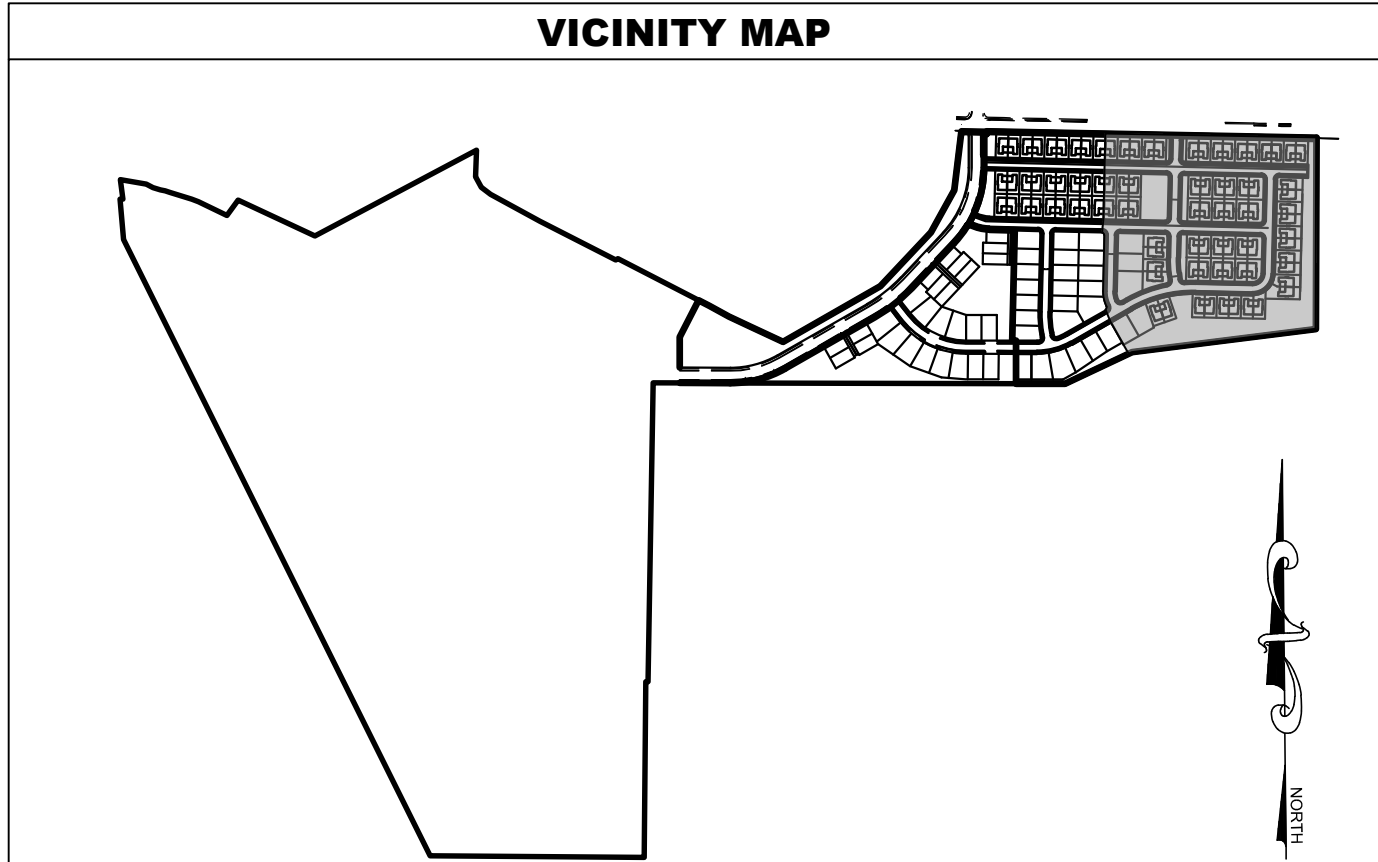
DRAWN BY:  
**CJI**

DESIGNED BY:  
**BTG**

SCALE:  
**1"=40'**

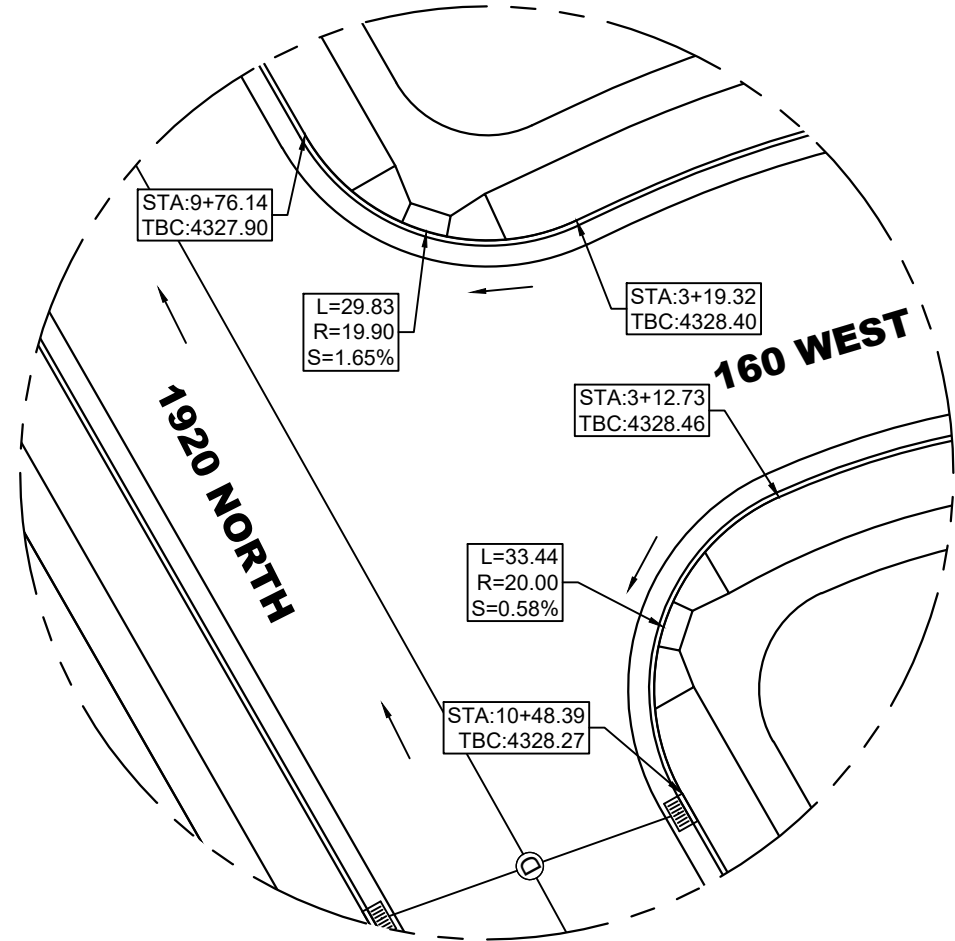
DATE:  
**10/07/2022**

SHEET  
**C-302**

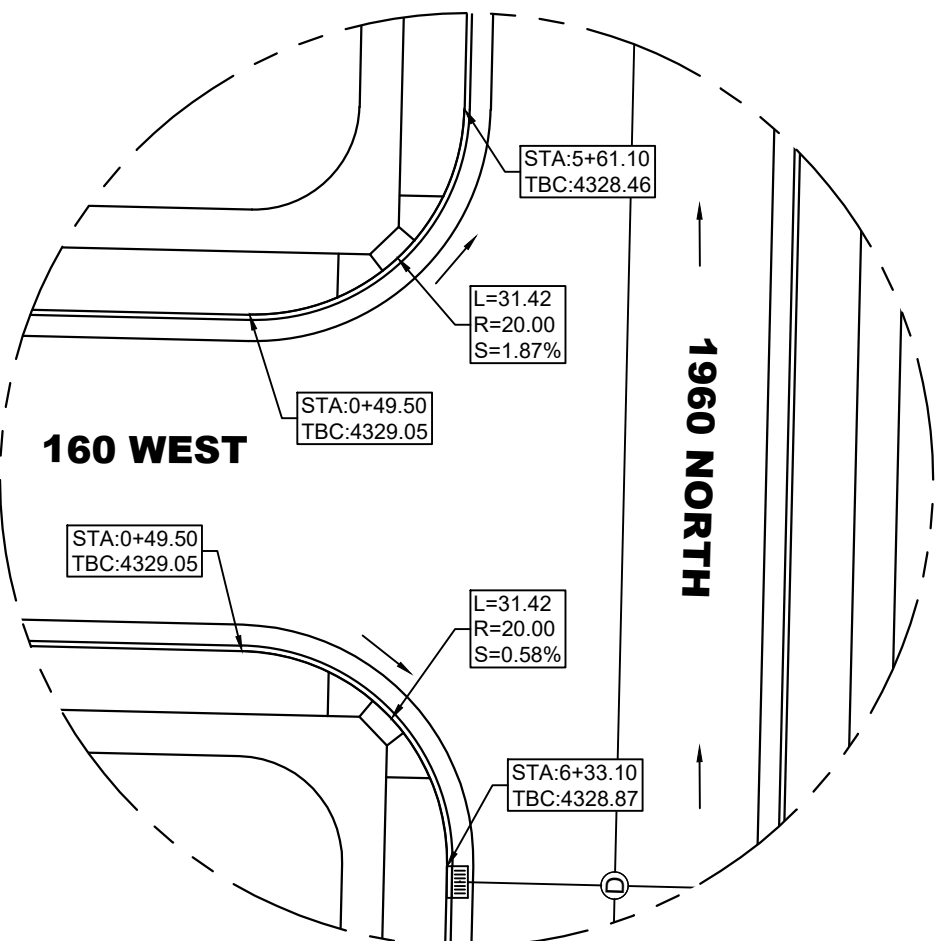




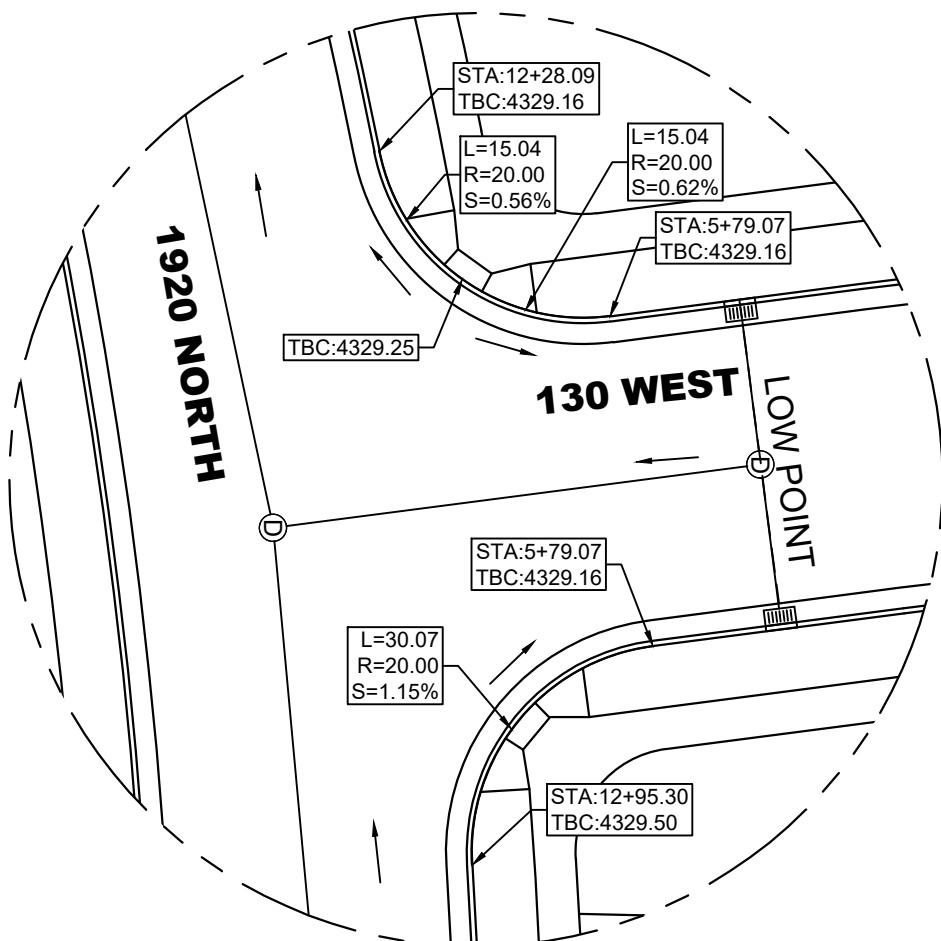
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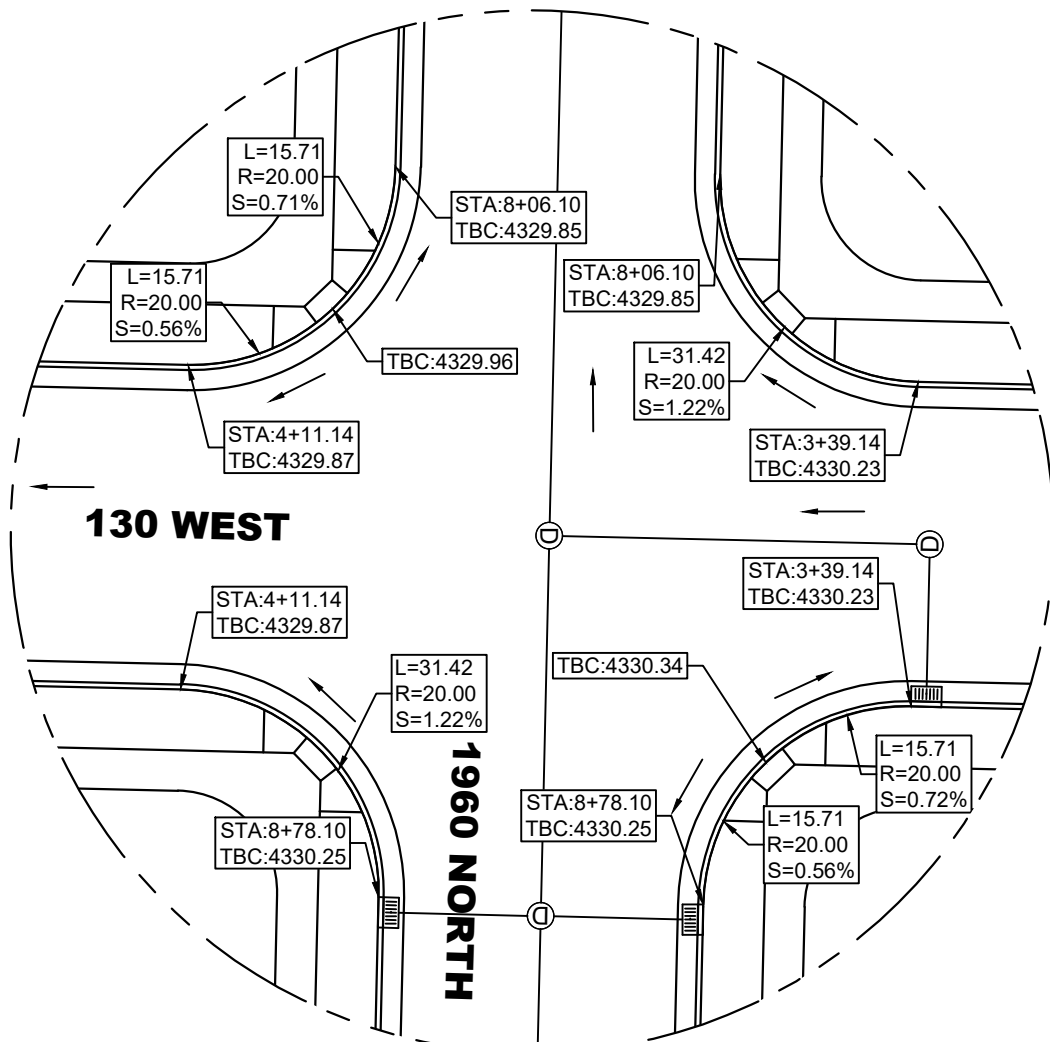
DETAIL 6



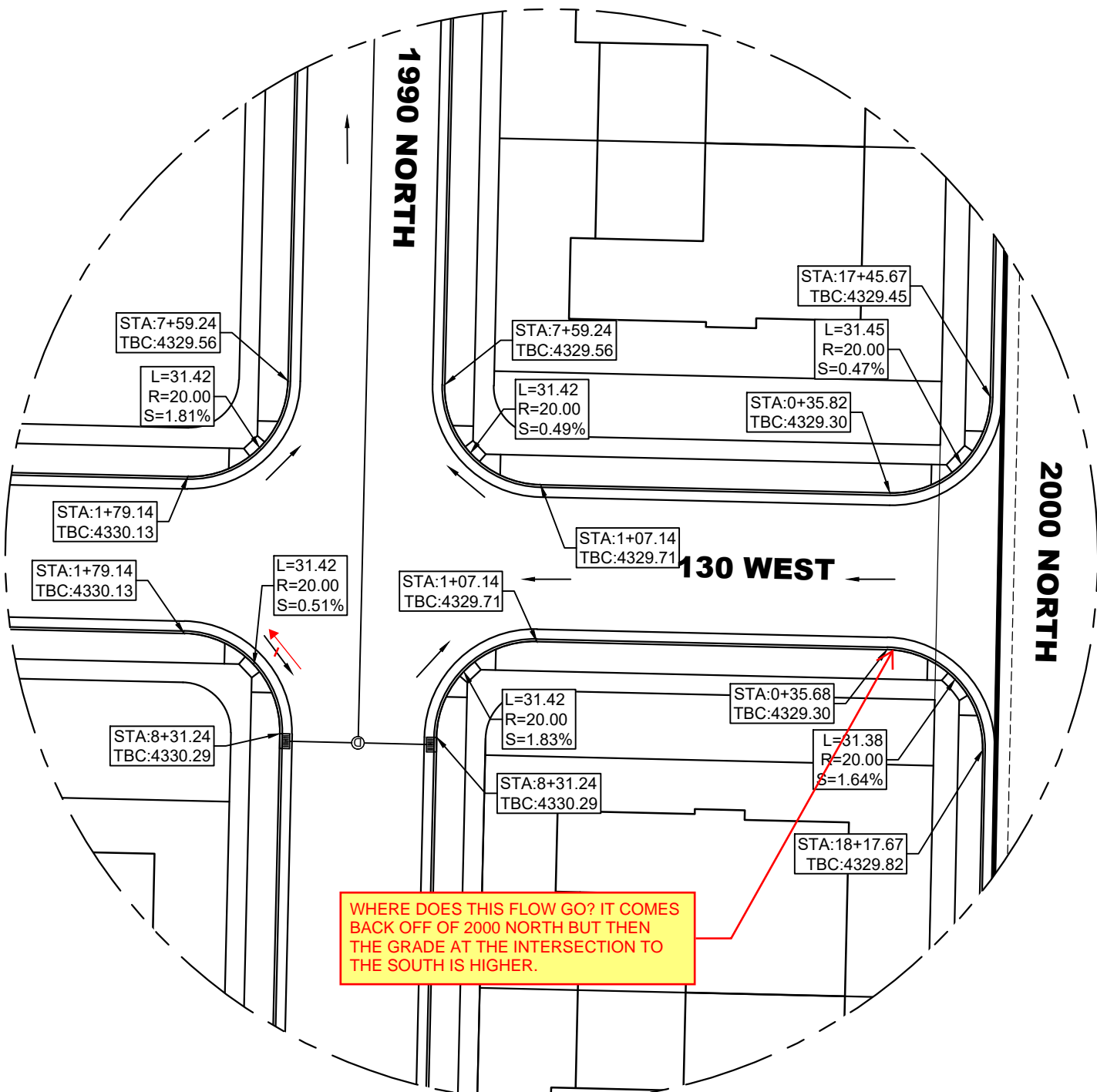
DETAIL 7



DETAIL 8

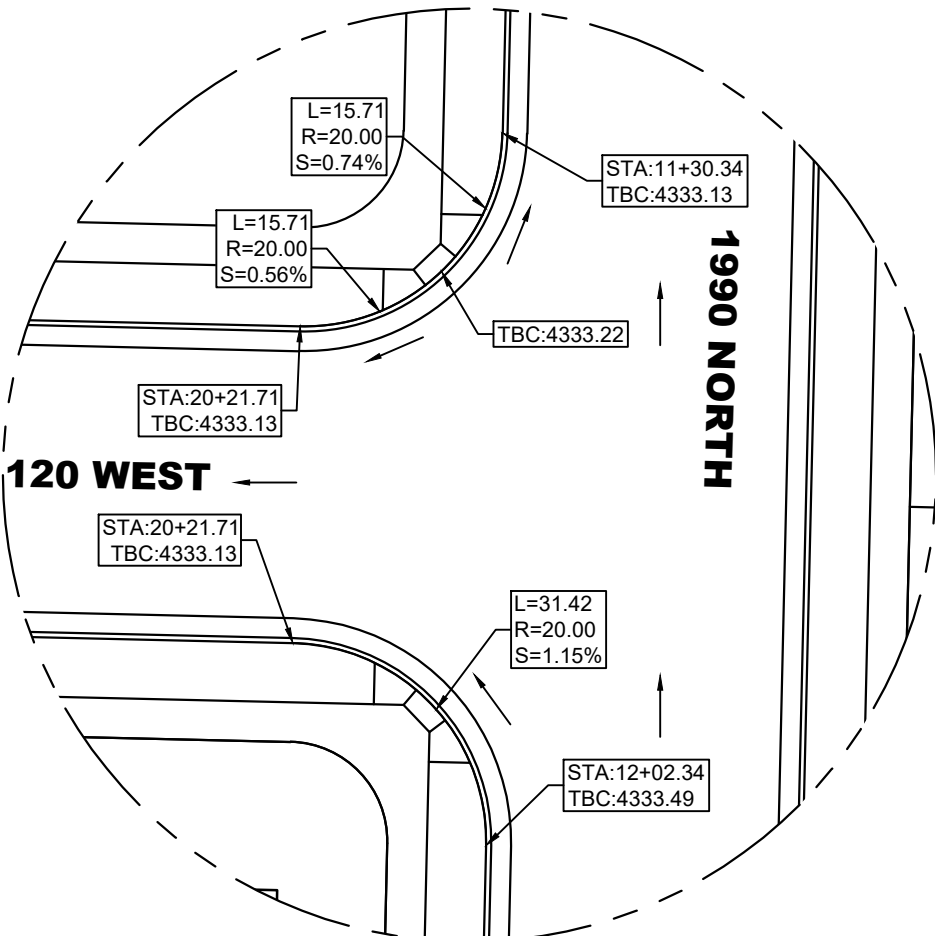


DETAIL 9

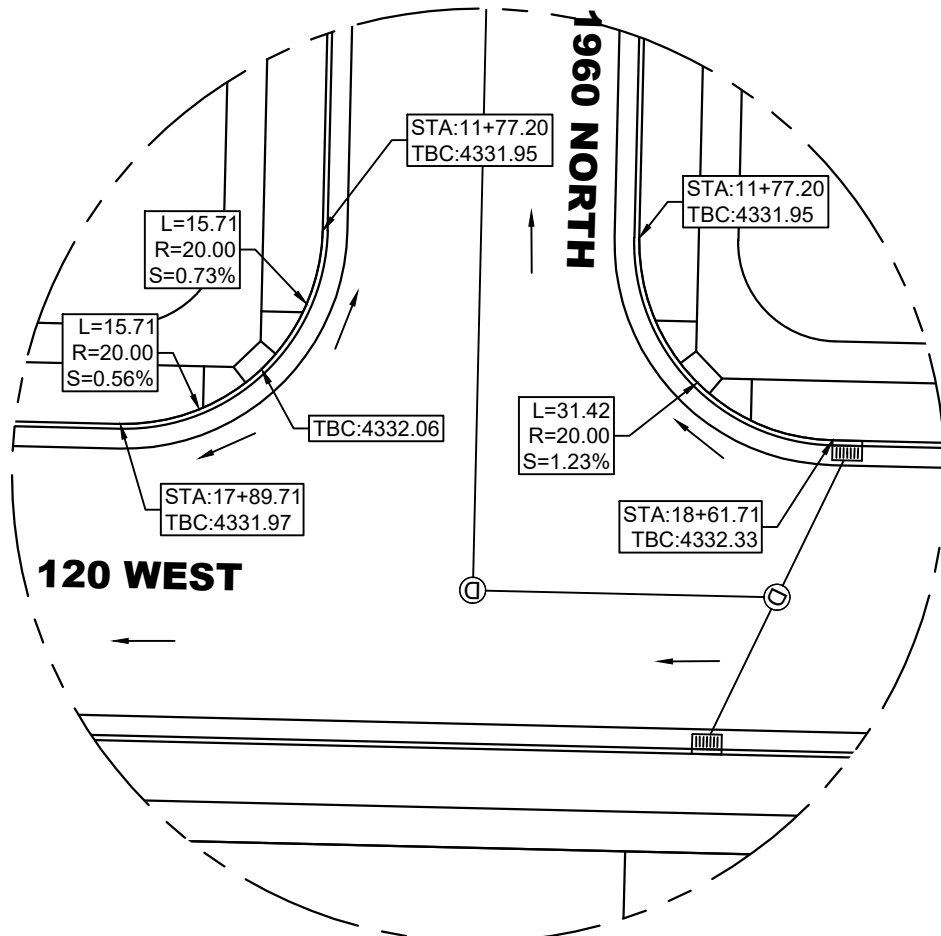


DETAIL 10

WHERE DOES THIS FLOW GO? IT COMES BACK OFF OF 2000 NORTH BUT THEN THE GRADE AT THE INTERSECTION TO THE SOUTH IS HIGHER.



DETAIL 11



DETAIL 12



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BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

GRADING PLAN #4

REVISIONS

1	-	-
2	-	-
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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

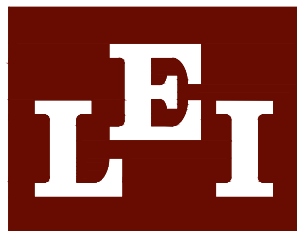
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DATE:

10/07/2022

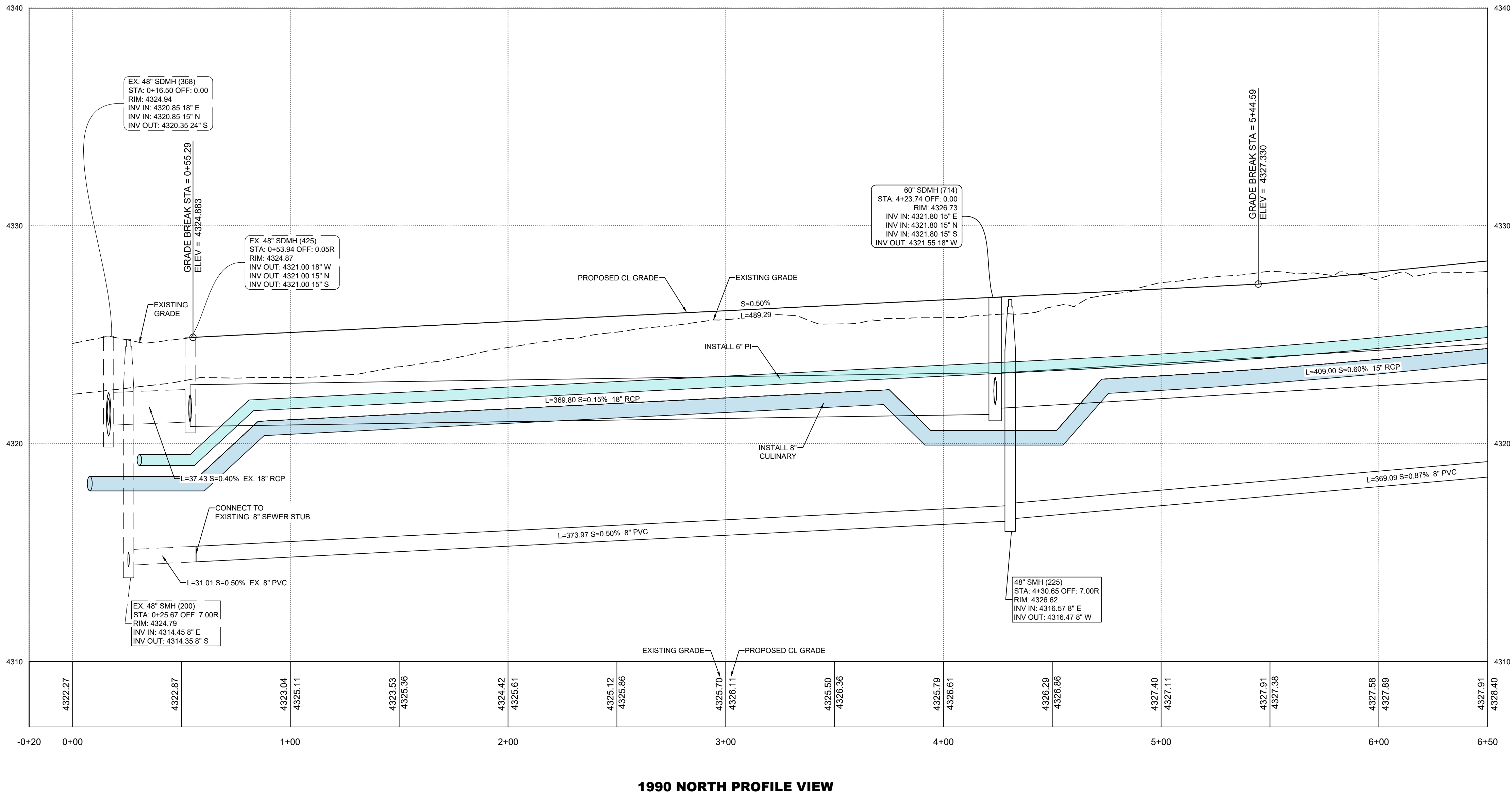
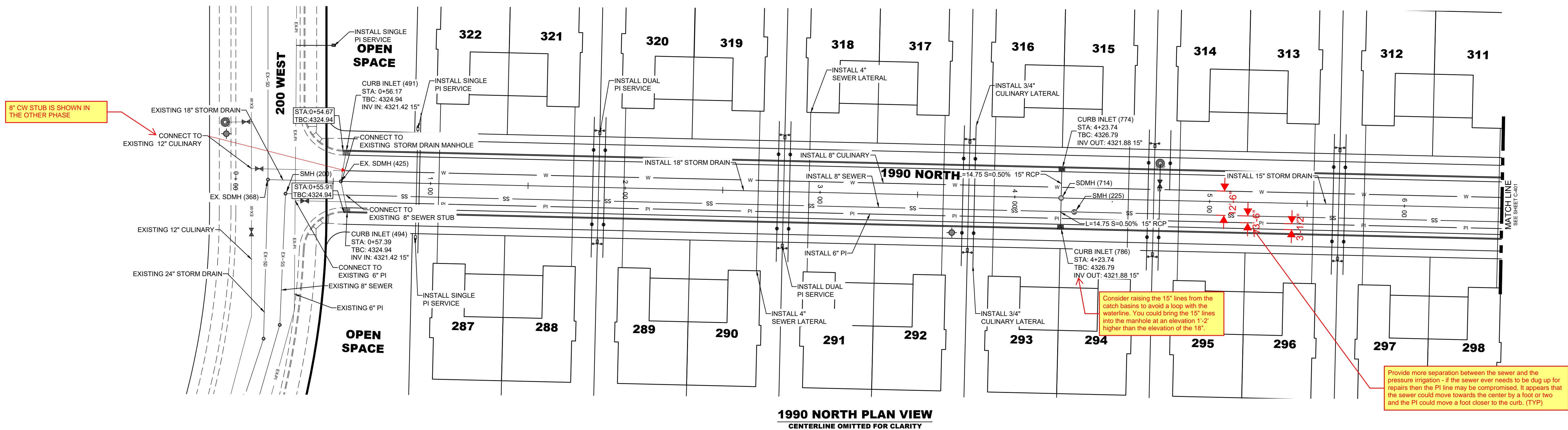
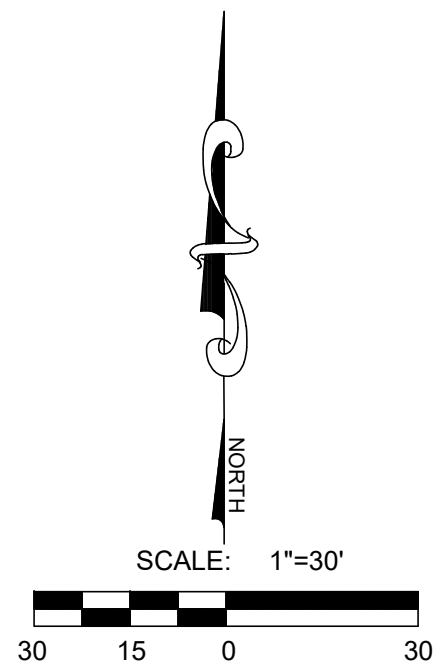
SHEET

C-303



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HARRISVILLE, UTAH

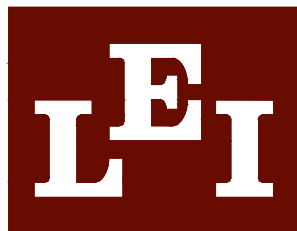
1990 NORTH PLAN & PROFILE STA. 0+00 - 6+50

REVISIONS	
1	
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET  
**C-400**





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## BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

1990 NORTH PLAN & PROFILE STA. 6+50 - 13+50

### REVISIONS

1	-
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LEI PROJECT #:  
**2019-0027**

DRAWN BY:  
**CJI**

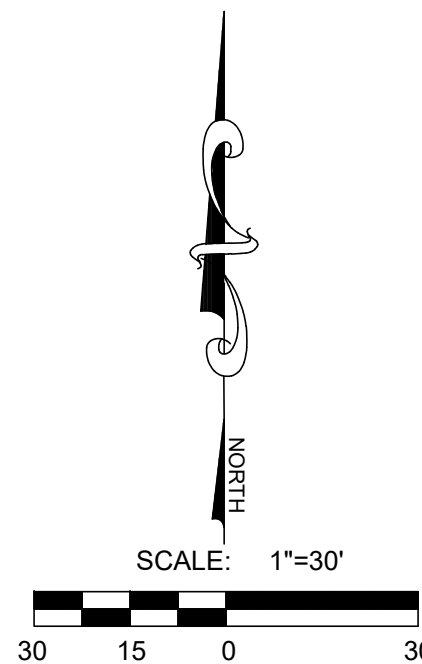
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**BTG**

SCALE:  
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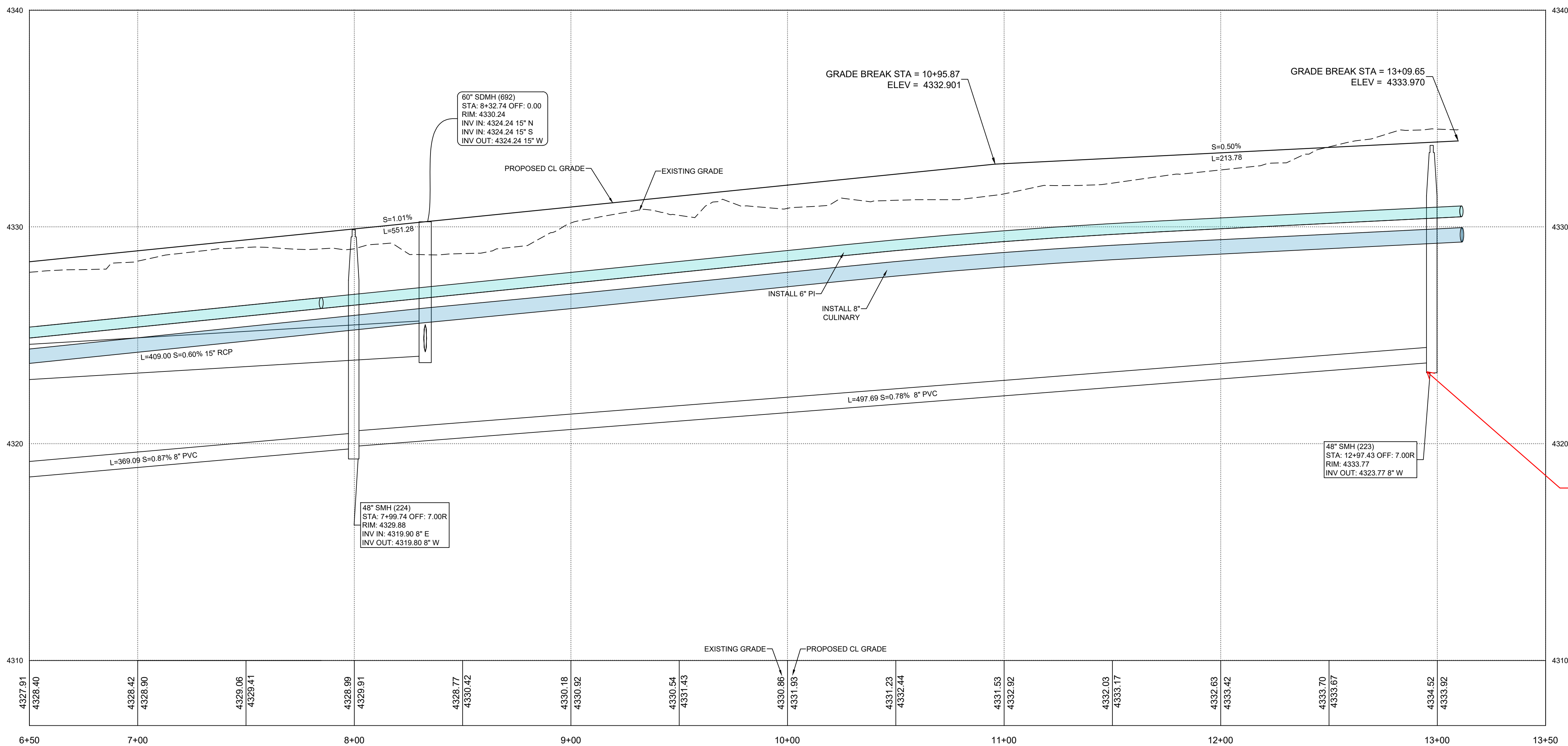
DATE:  
**10/07/2022**

SHEET

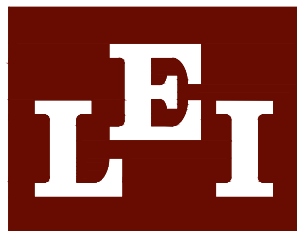
# C-401



**1990 NORTH PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY

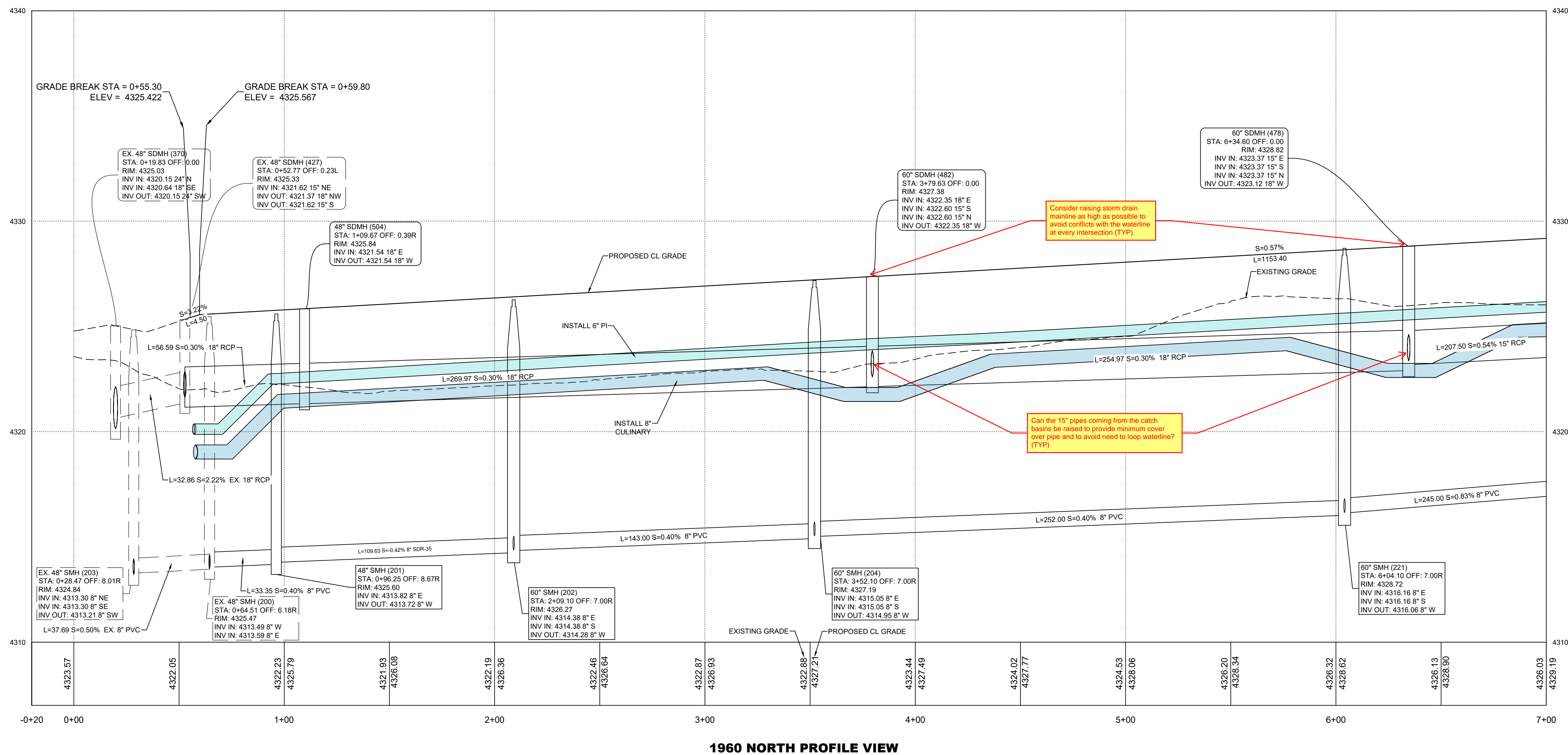
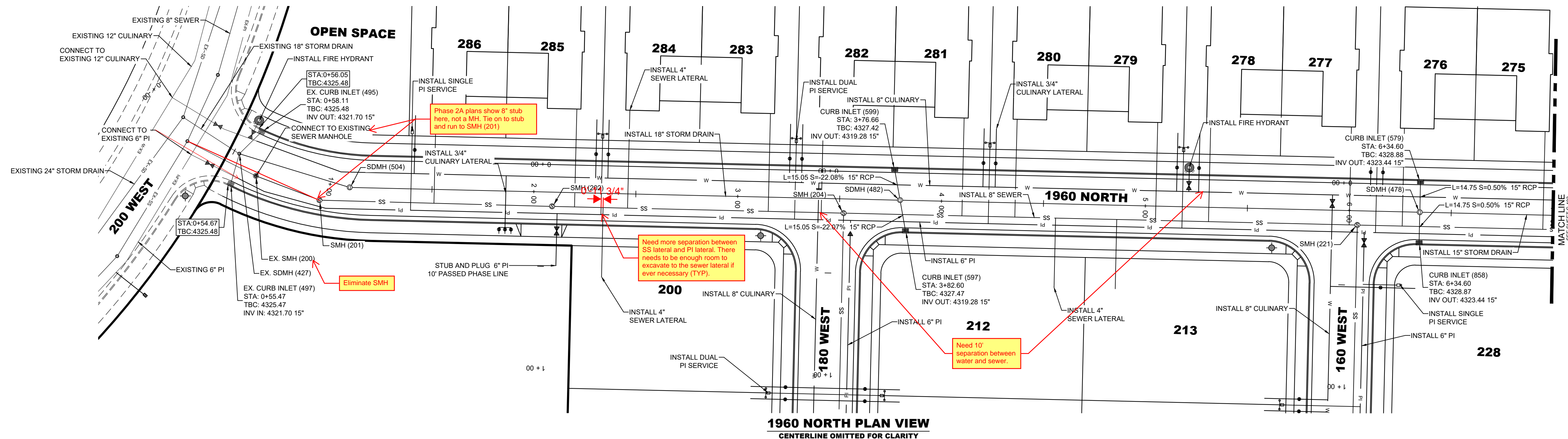
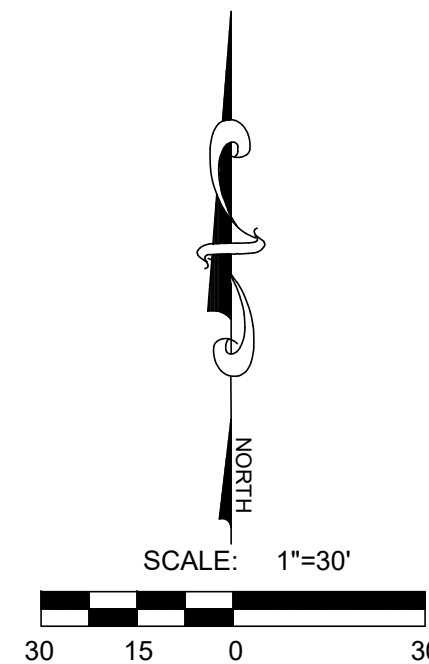


**1990 NORTH PROFILE VIEW**



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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

1960 NORTH PLAN & PROFILE STA. -0+20 - 7+00

REVISIONS	
1	-
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET  
**C-402**



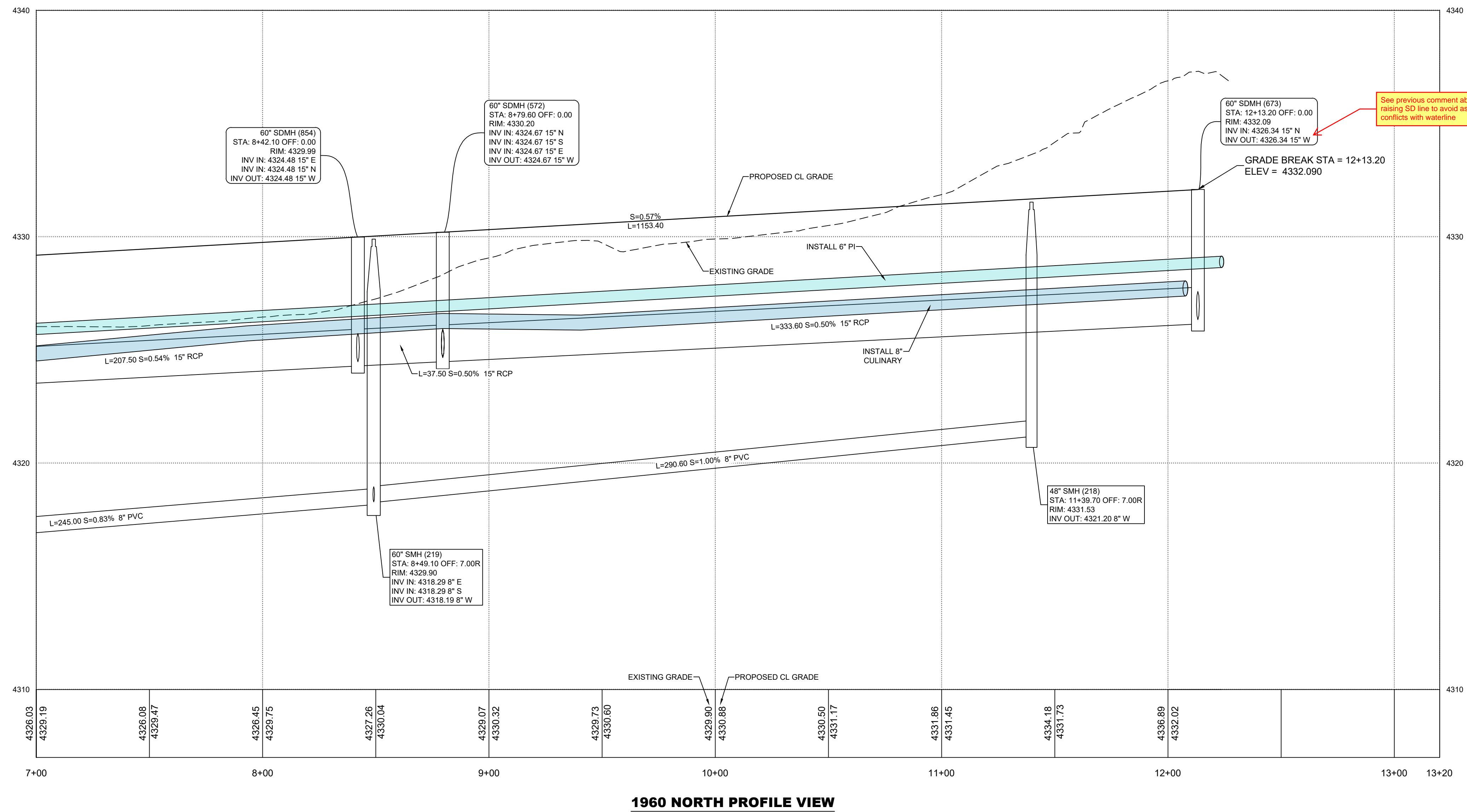
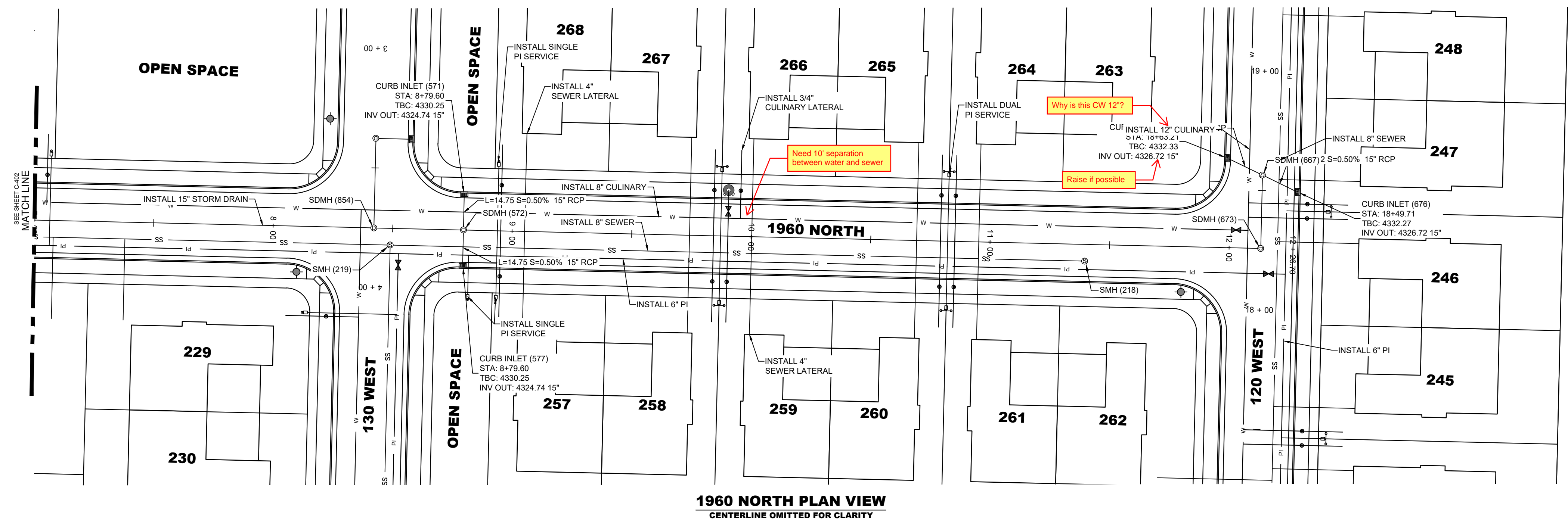
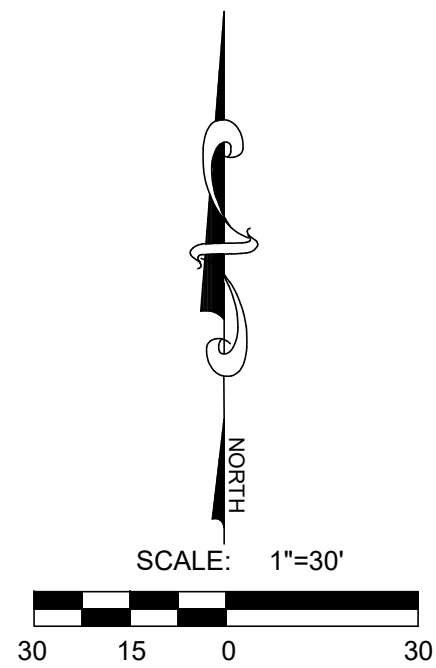
NOT FOR  
CONSTRUCTION

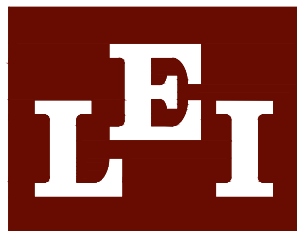
**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**1960 NORTH PLAN & PROFILE STA. 7+00 - 12+00**

REVISIONS	
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
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DATE:  
**10/07/2022**

SHEET  
**C-403**





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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

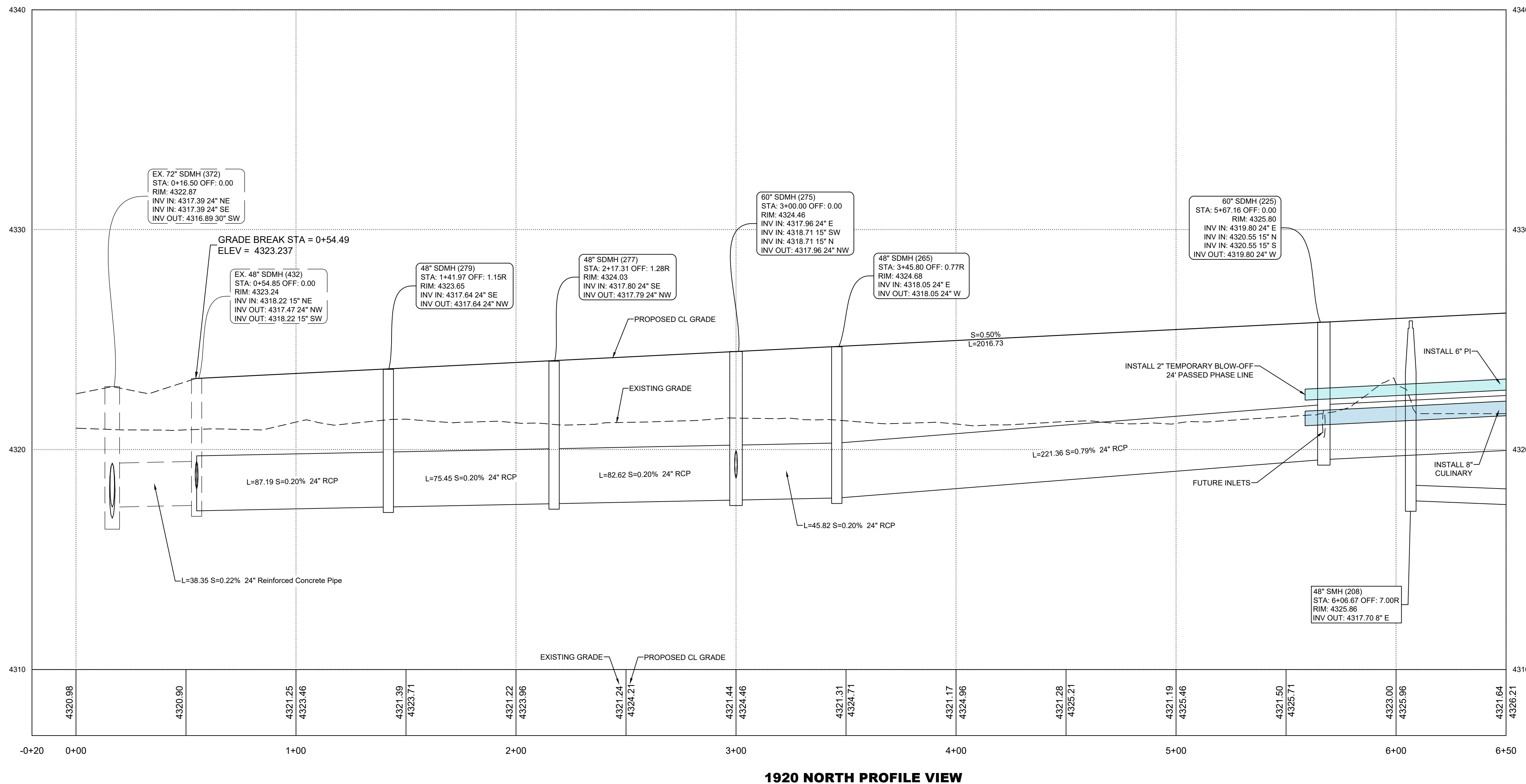
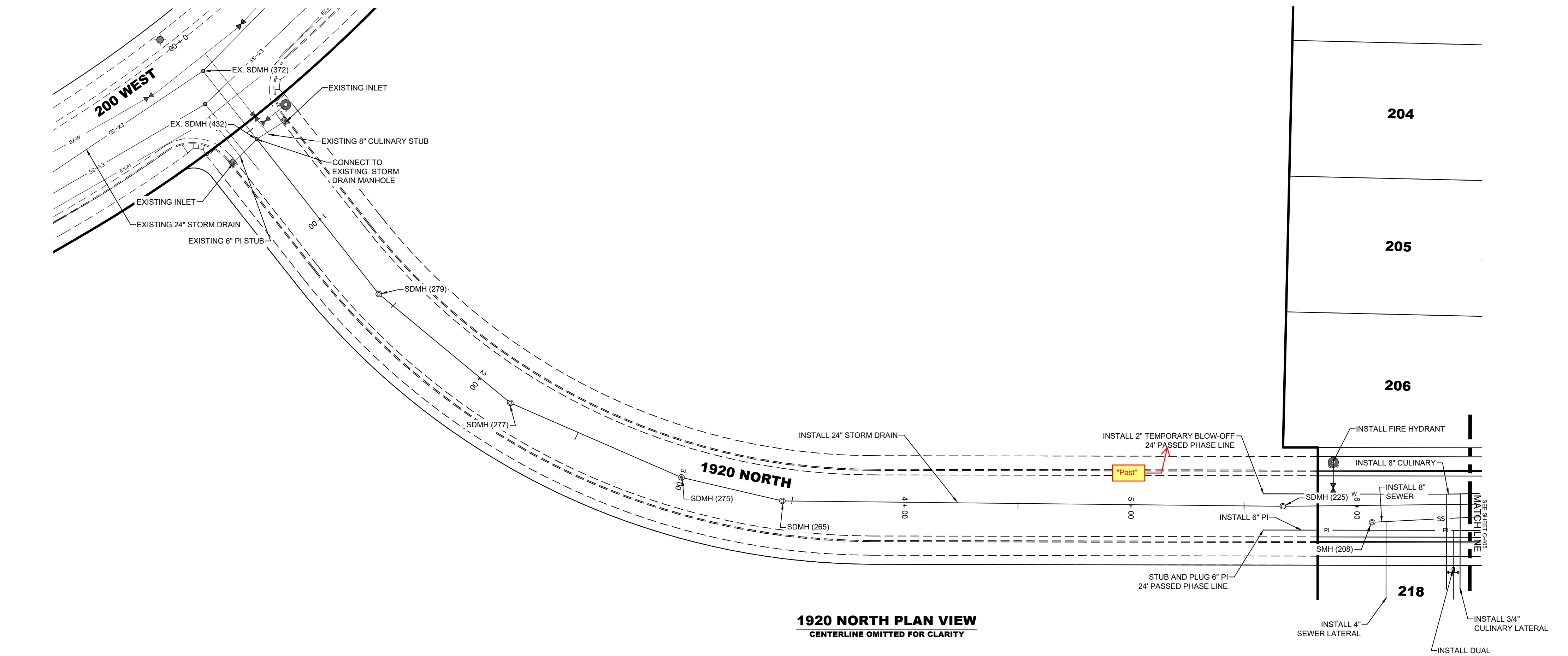
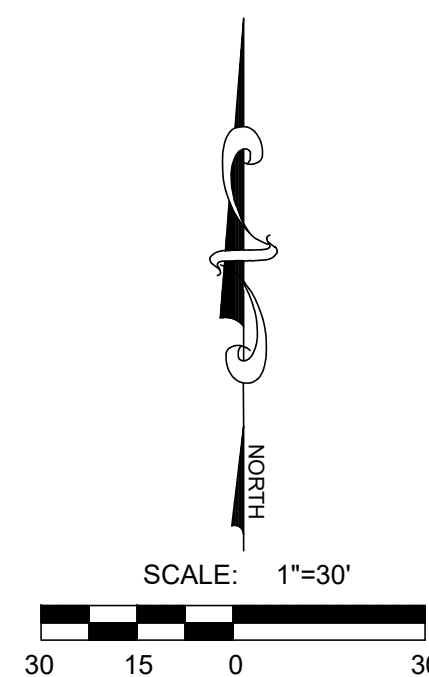
1920 NORTH OFFSITE PLAN & PROFILE STA. -0+20 - 6+50

REVISIONS	
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
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DESIGNED BY:  
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SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

**C-404**





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**BEN LOMOND - PHASE 2-D**

HARRISVILLE, UTAH

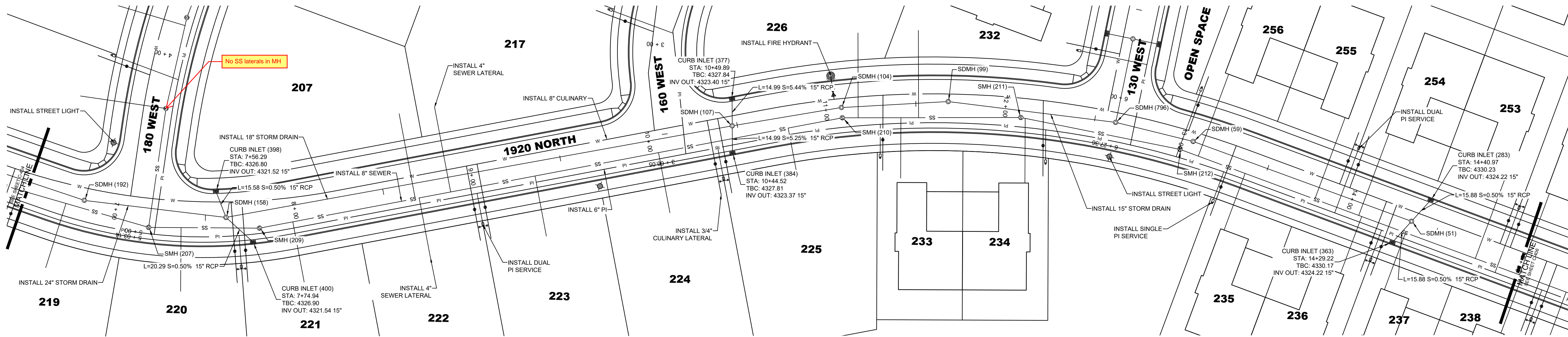
1920 NORTH PLAN & PROFILE STA. 6+50 - 15+00

REVISIONS	
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2	-
3	-
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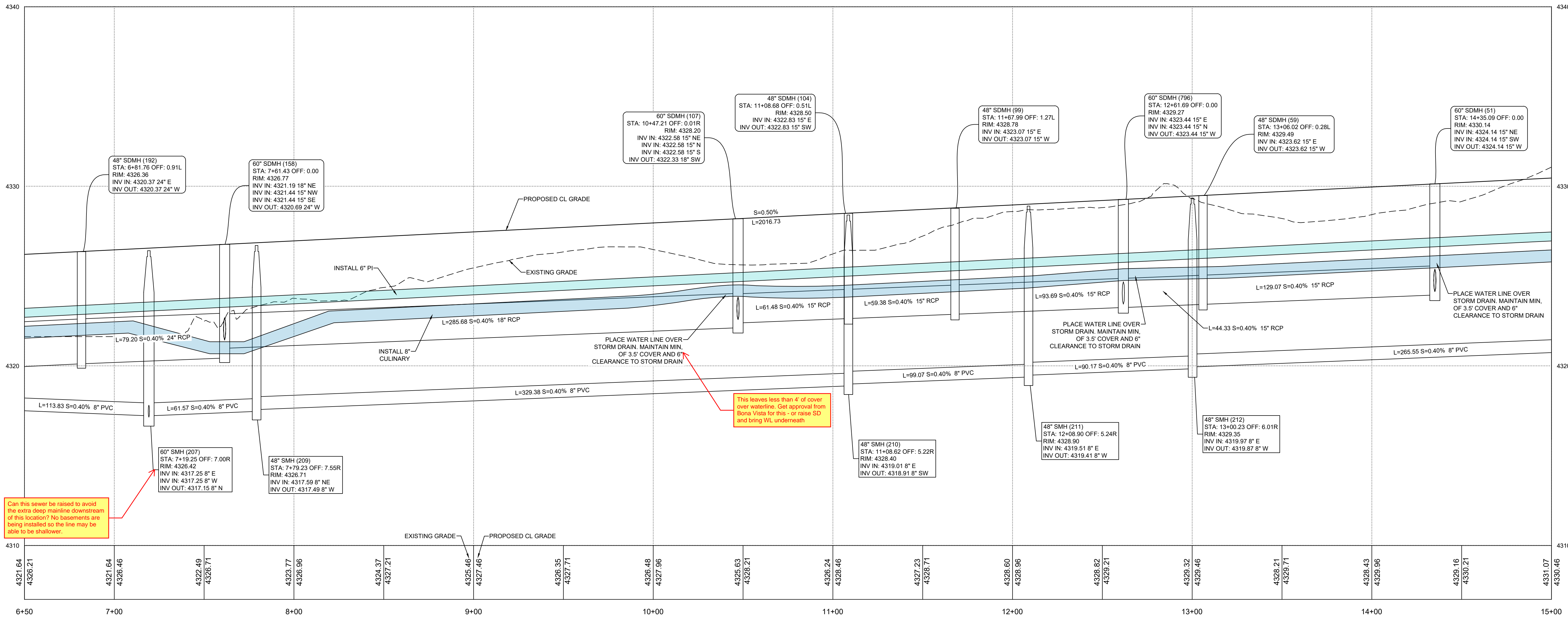
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**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

**C-405**



**1920 NORTH PLAN VIEW**  
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**1920 NORTH PROFILE VIEW**





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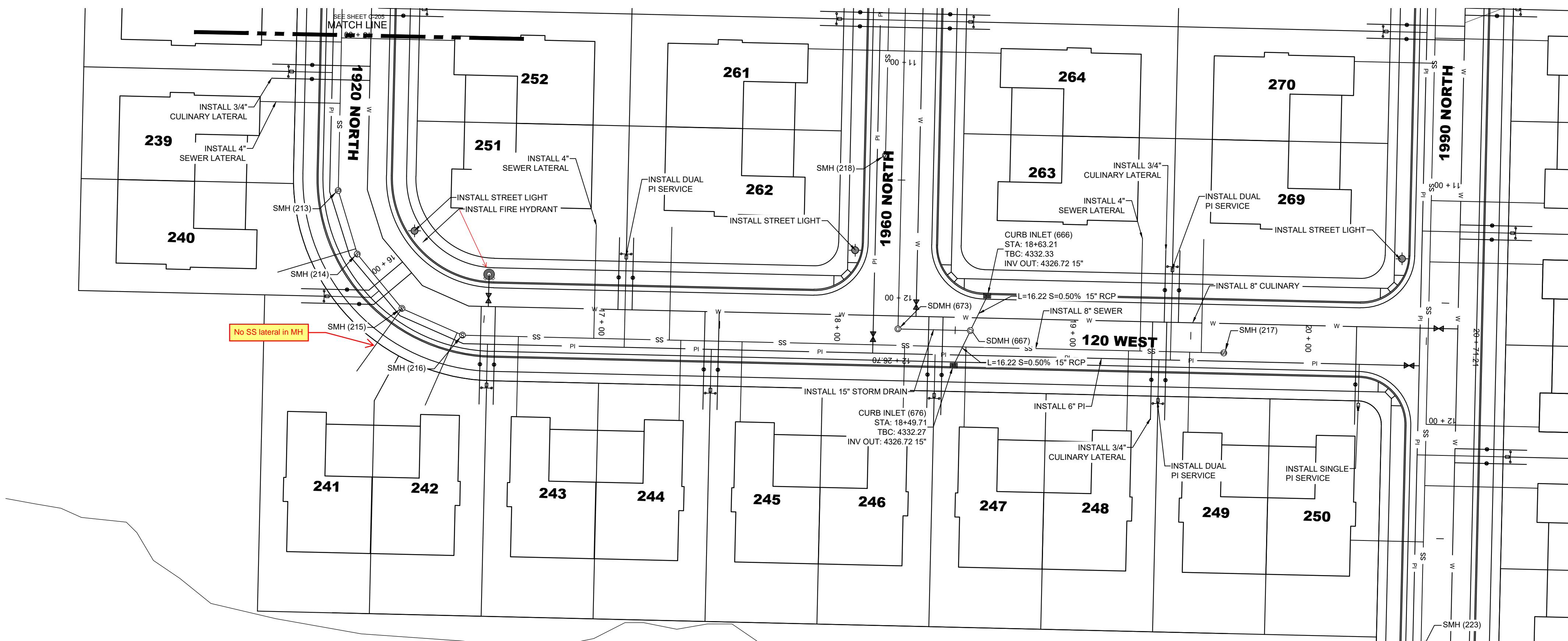
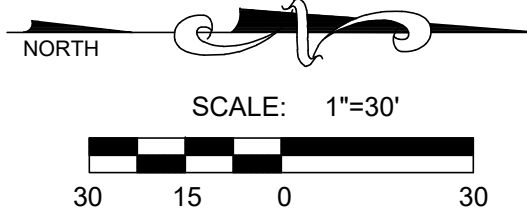
**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

120 WEST PLAN & PROFILE STA. 15+00 - 21+00

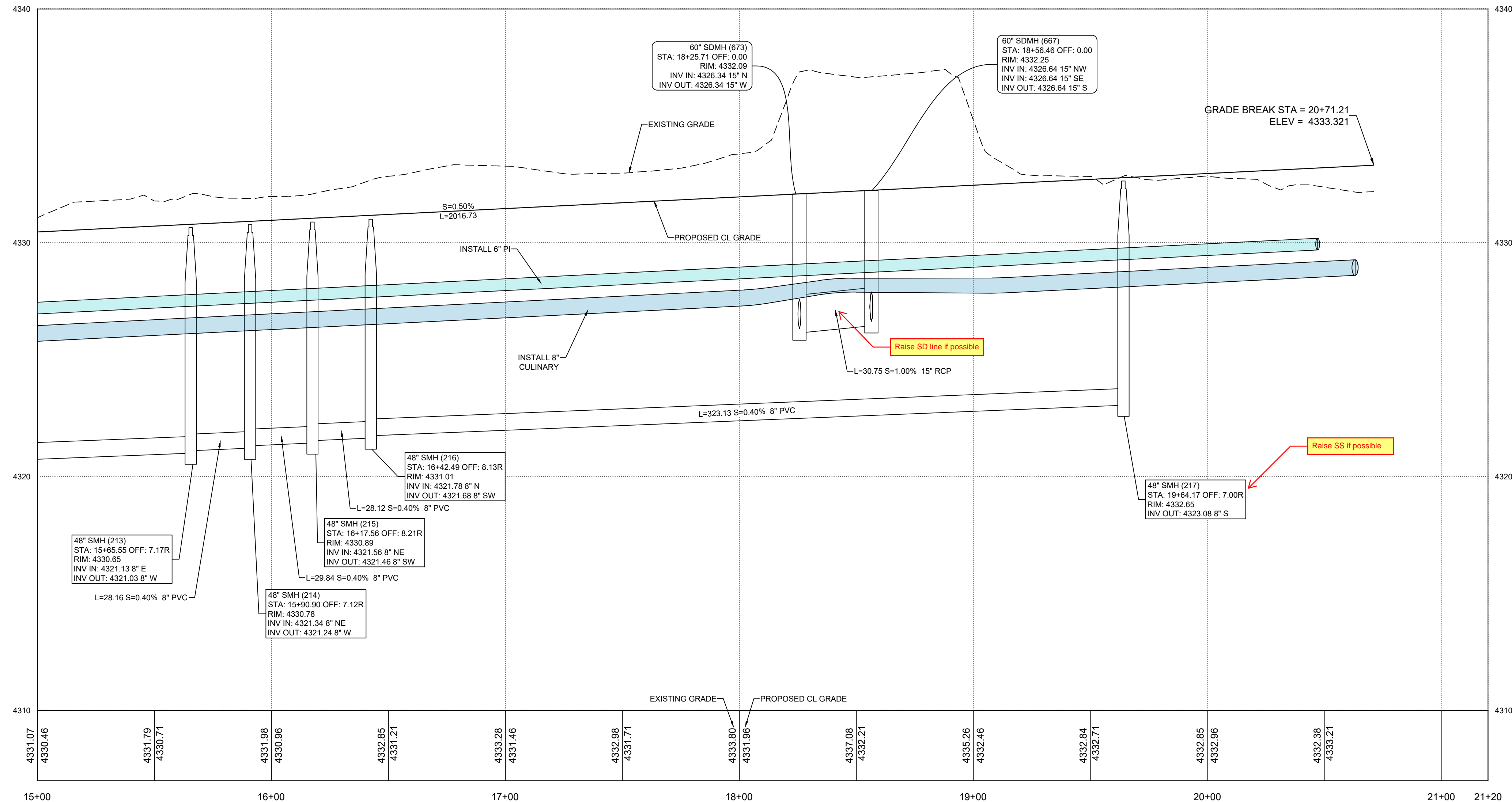
REVISIONS	
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

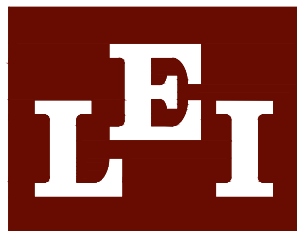
SHEET  
**C-406**



**120 WEST PLAN VIEW**  
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**120 WEST PROFILE VIEW**



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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

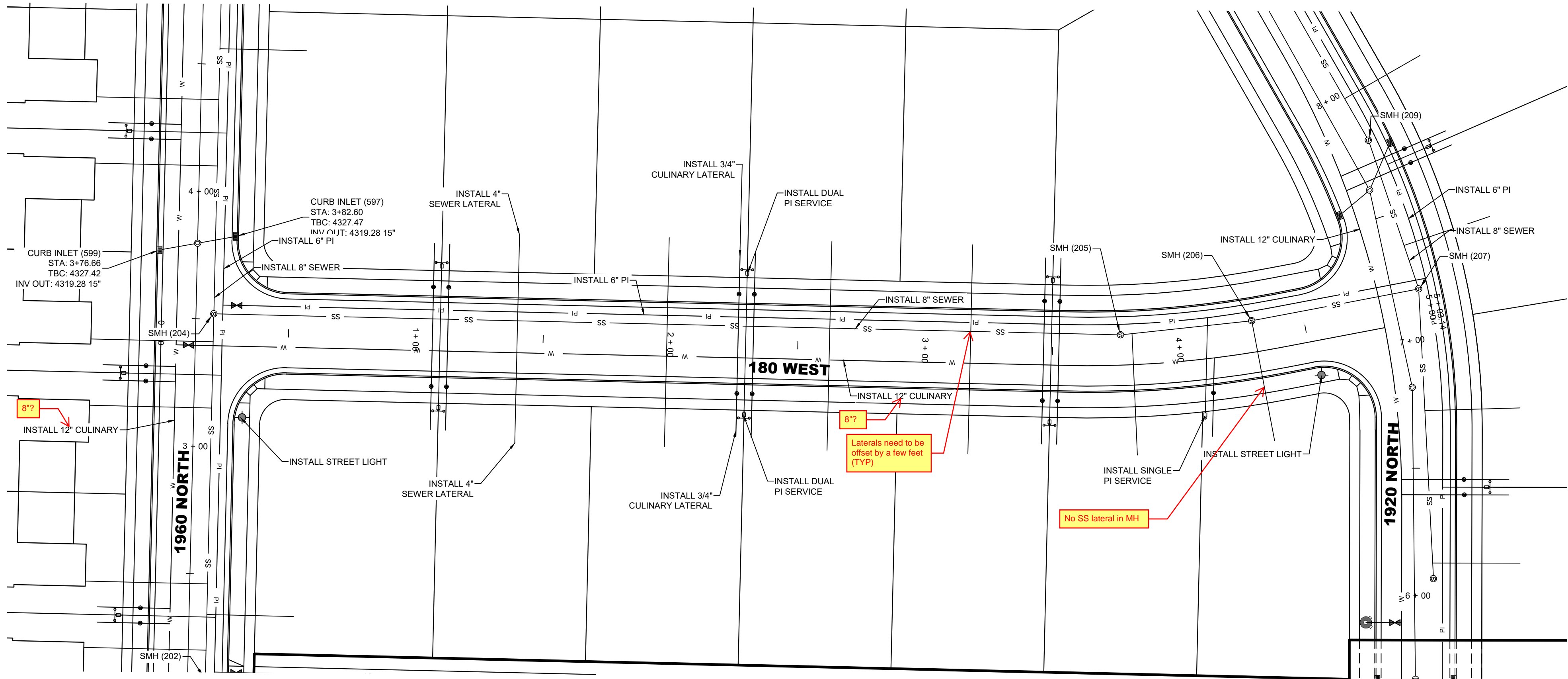
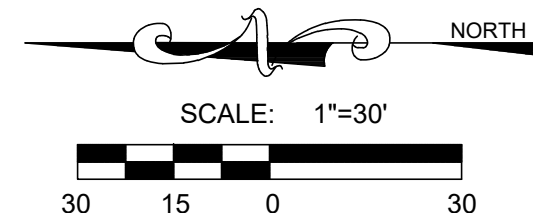
180 WEST PLAN & PROFILE STA. -0+20 - 5+50

REVISIONS	
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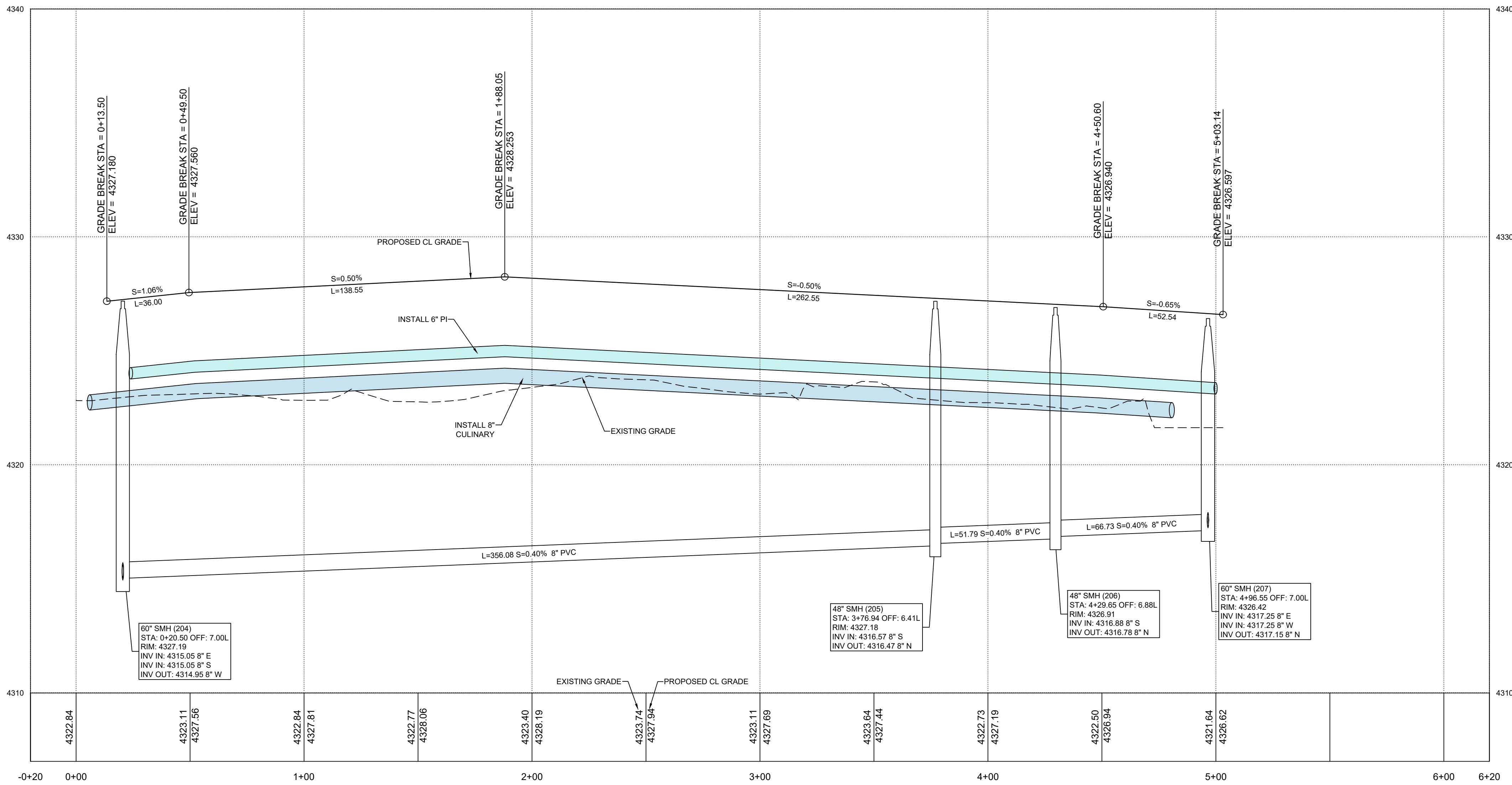
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**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

**C-407**



**180 WEST PLAN VIEW**  
CENTERLINE OMITTED FOR CLARITY



**180 WEST PROFILE VIEW**





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**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

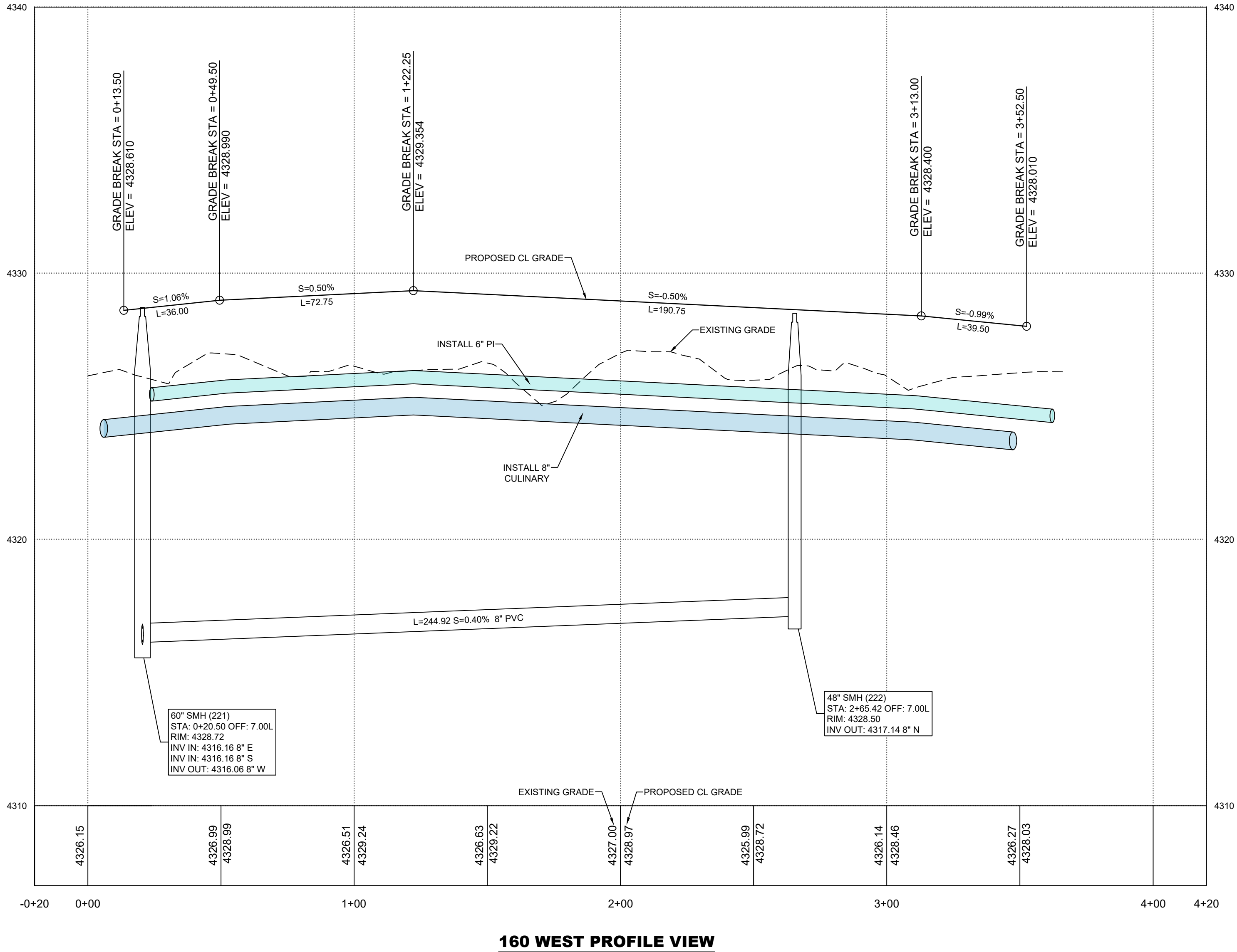
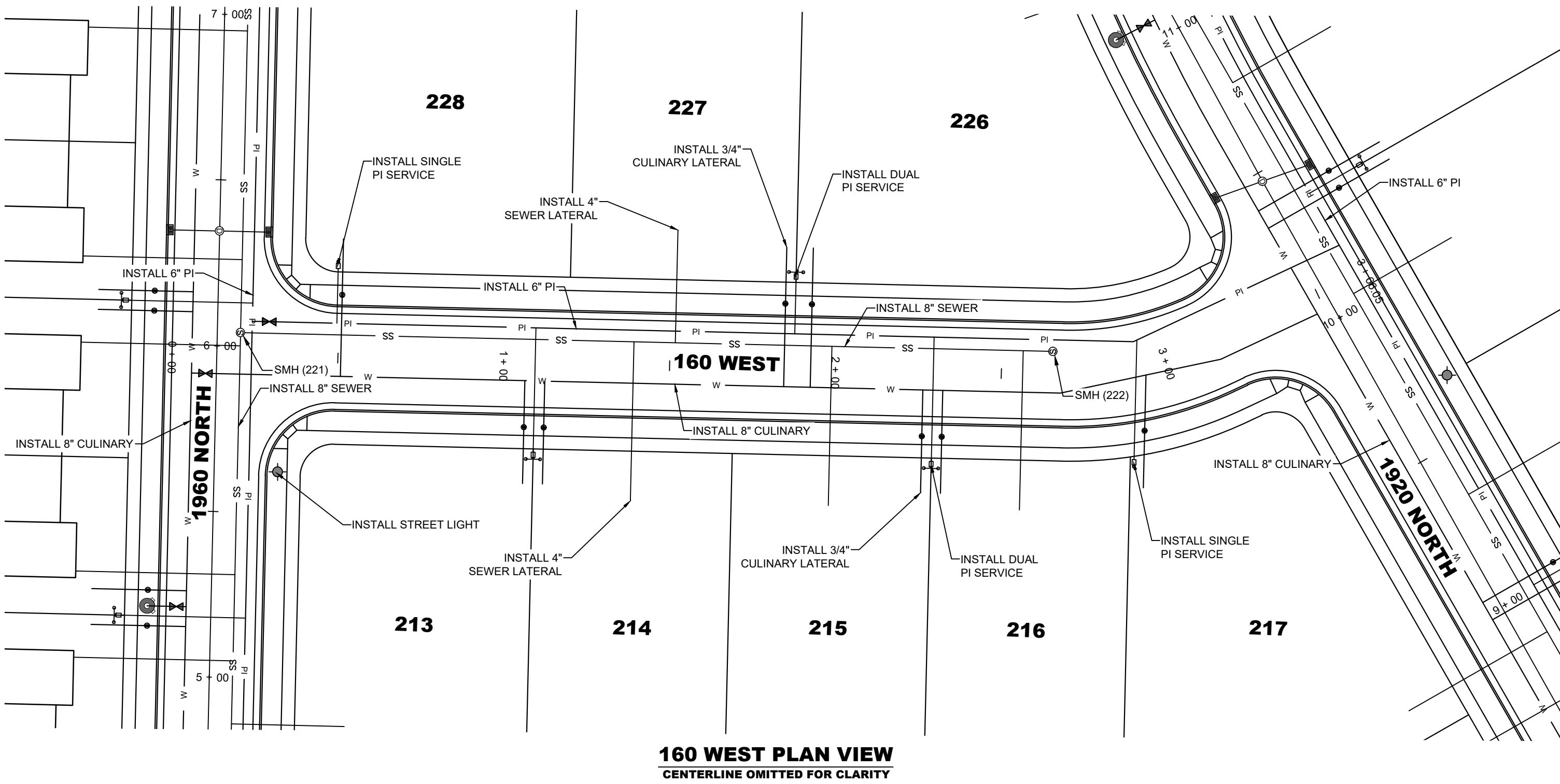
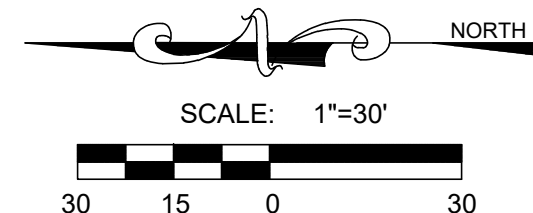
160 WEST PLAN & PROFILE STA. -0+20 - 4+20

REVISIONS	
1	-
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

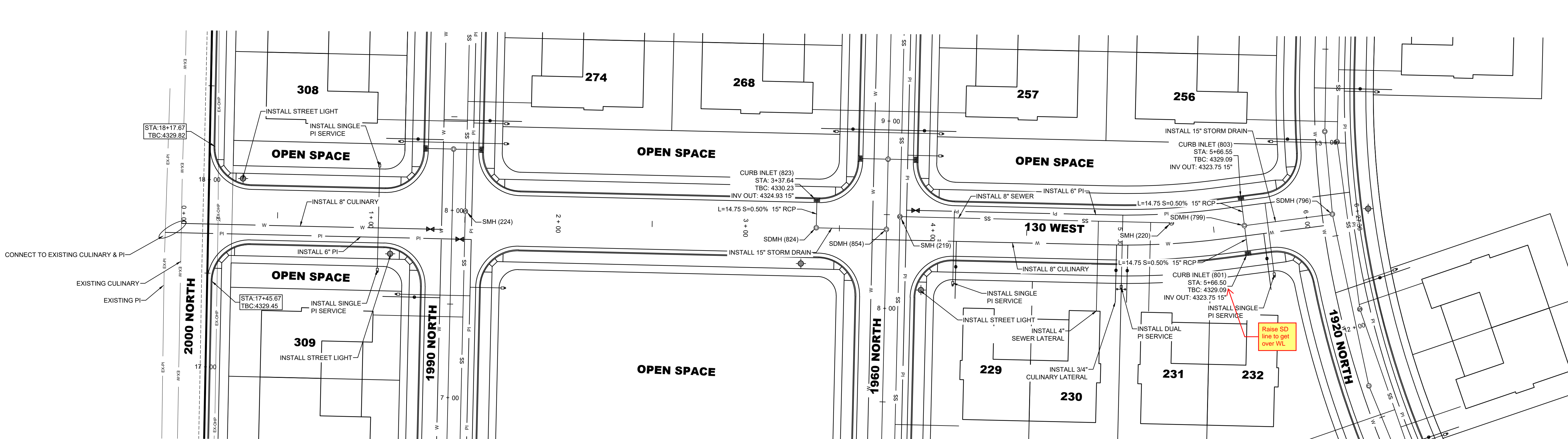
SHEET

**C-408**

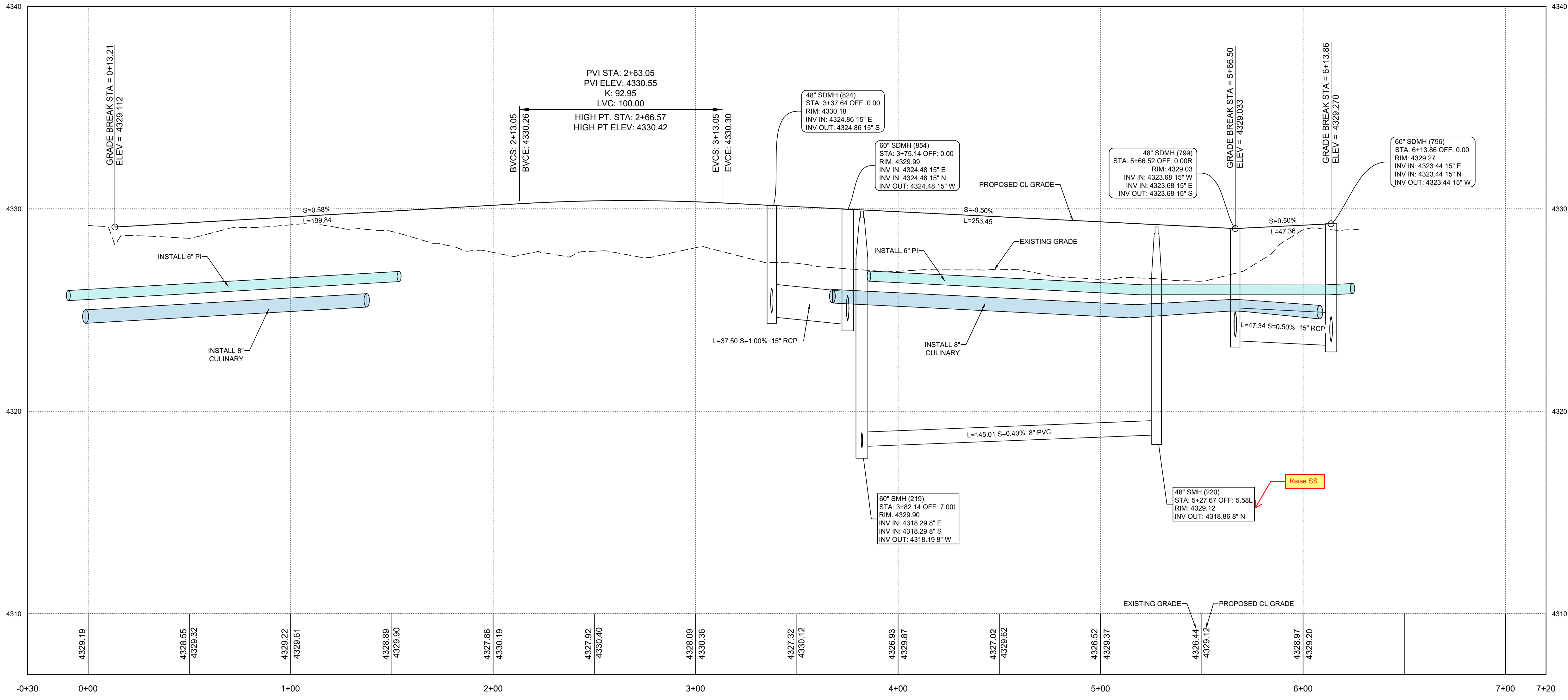
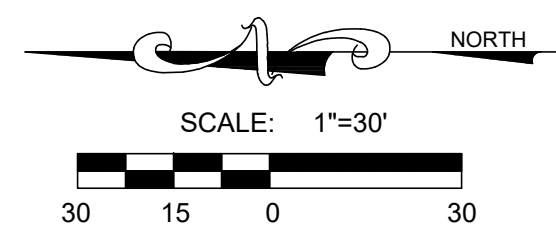




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130 WEST PLAN VIEW  
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130 WEST PROFILE VIEW



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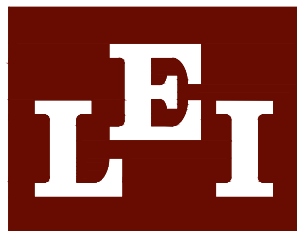
NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH

130 WEST PLAN & PROFILE STA. -0+30 - 7+20

REVISIONS	
1 -	
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LEI PROJECT #: 2019-0027	
DRAWN BY: CJI	
DESIGNED BY: BTG	
SCALE: 1"=30'	
DATE: 10/07/2022	
SHEET	

C-409



- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

## BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

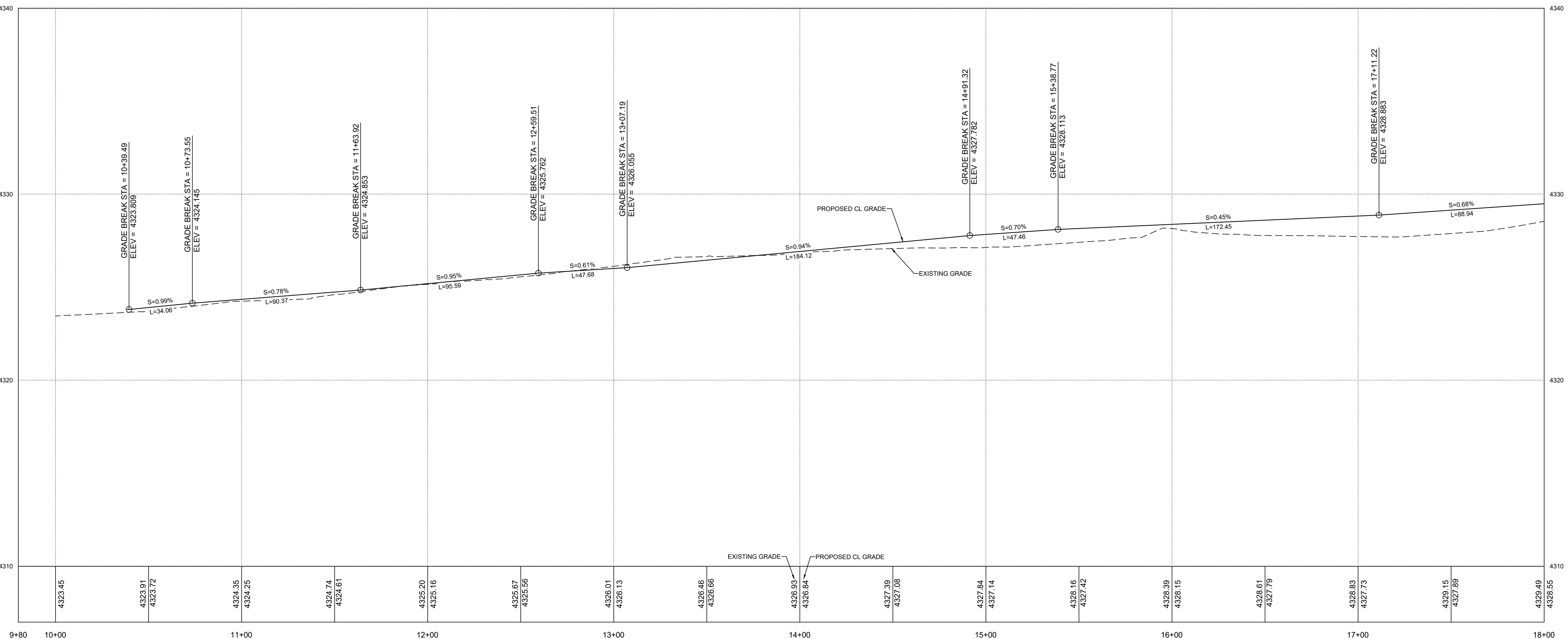
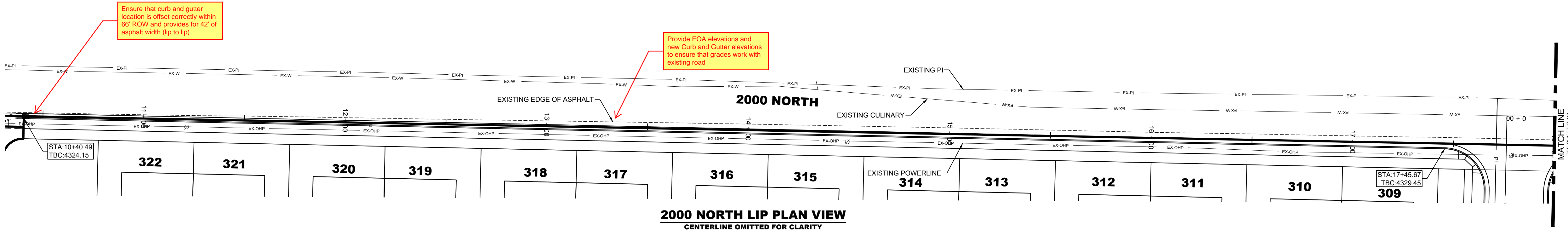
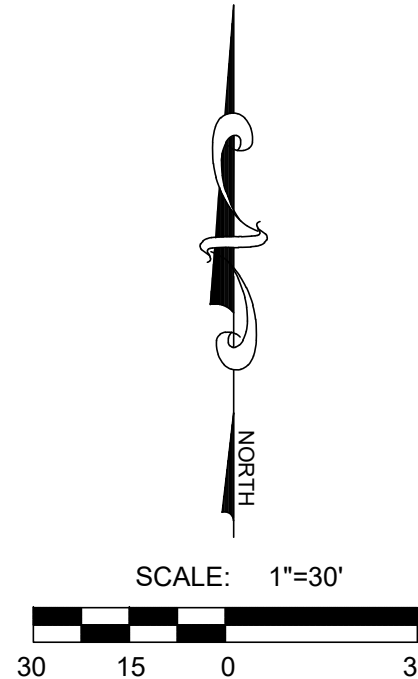
2000 NORTH LIP PLAN & PROFILE STA. 9+80 - 18+00

REVISIONS	
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=30'**  
DATE:  
**10/07/2022**

SHEET

# C-410



2000 NORTH LIP PROFILE VIEW





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CONSTRUCTION

## BEN LOMOND - PHASE 2-D

HARRISVILLE, UTAH

2000 NORTH LIP PLAN & PROFILE STA. 18+00 - 24+00

### REVISIONS

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LEI PROJECT #:

2019-0027

DRAWN BY:

CJI

DESIGNED BY:

BTG

SCALE:

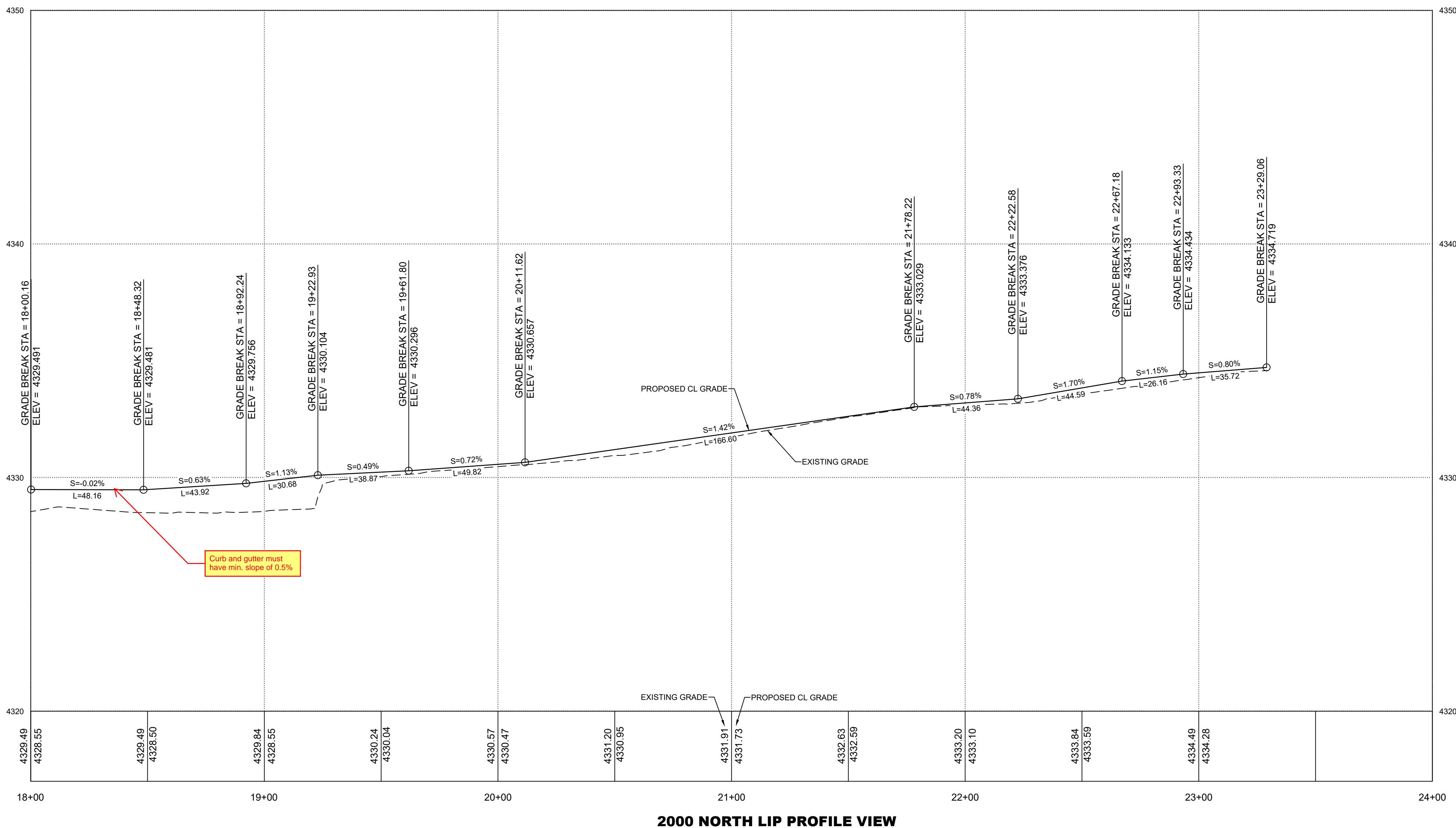
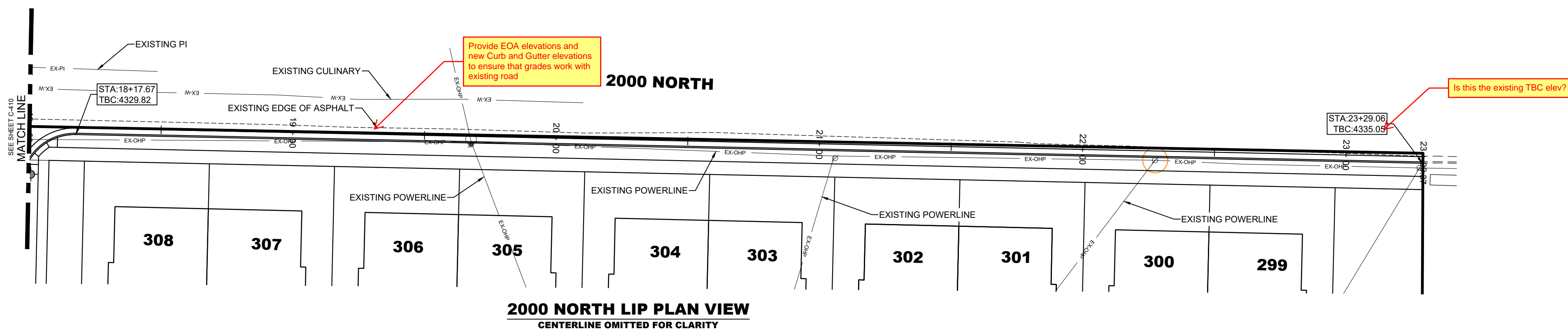
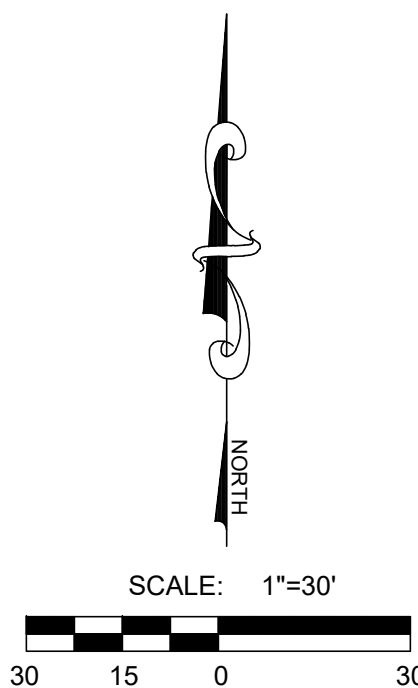
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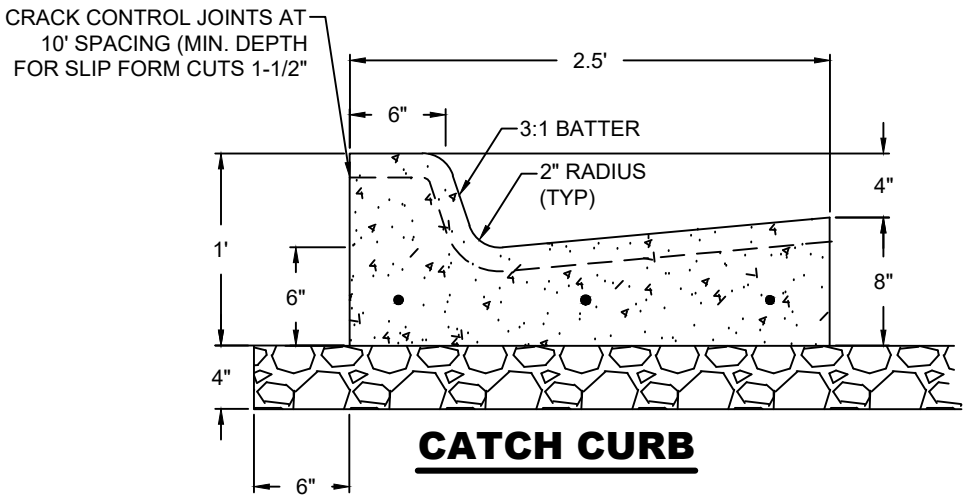
DATE:

10/07/2022

SHEET

C-411



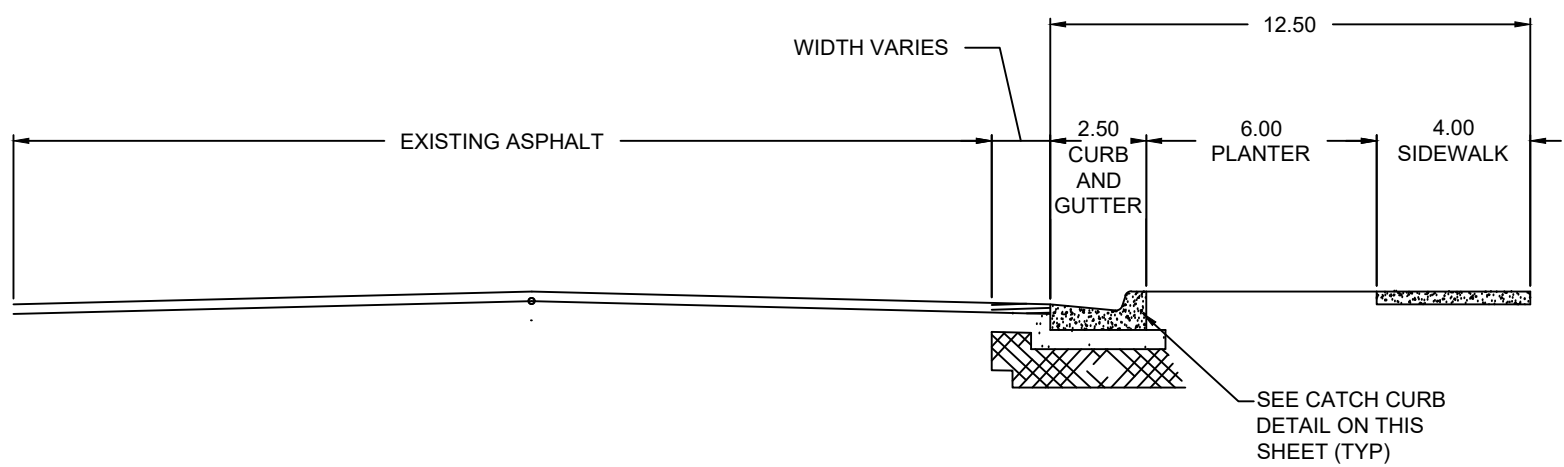


**CATCH CURB**

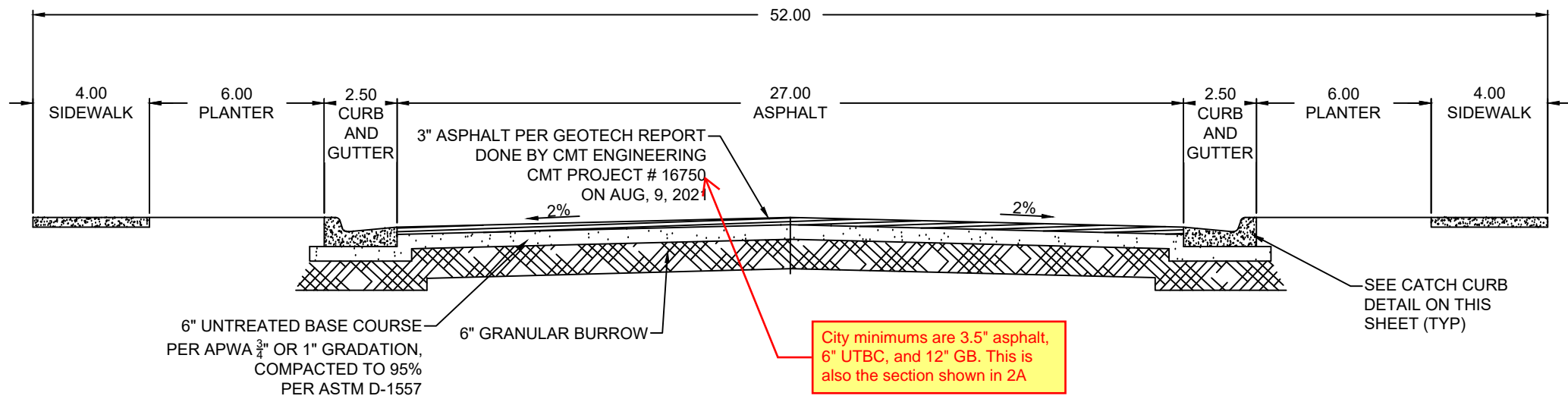
**CURB AND GUTTER NOTES**

1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE
2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS. HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.
3. THE SLOPE FOR CURB AND GUTTER MUST BE A MIN. OF 0.5%

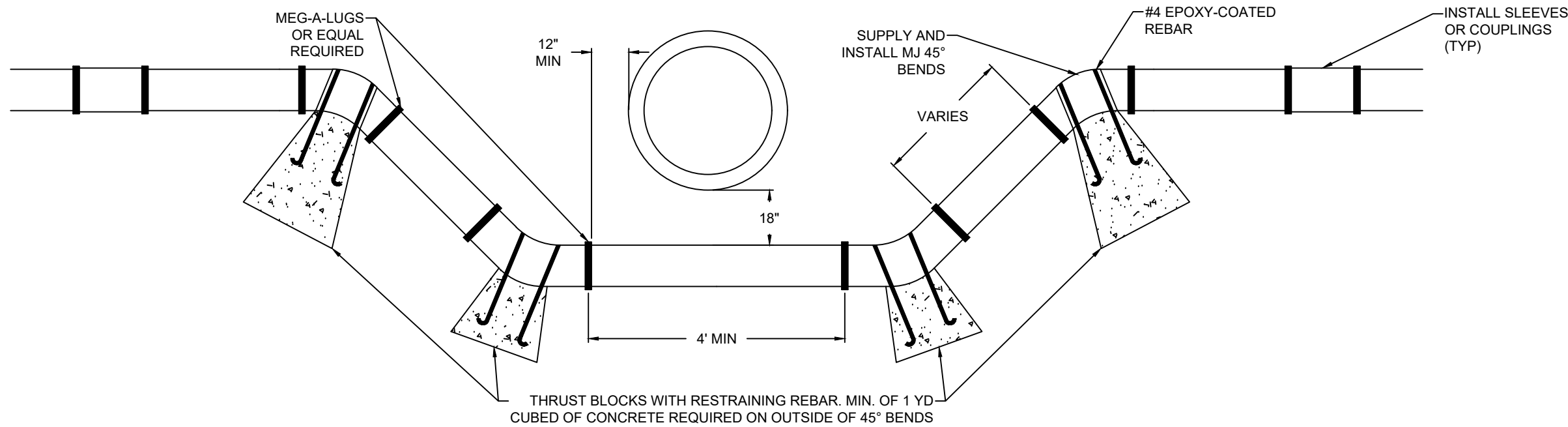
**1 CURB & GUTTER DETAIL**



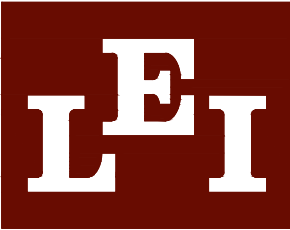
**2 2000 NORTH LIP DETAIL**



**3 52' RESIDENTIAL ROADWAY**



**8 WATERLINE LOOP DETAIL**



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**ENGINEERS**

**SURVEYORS**

**PLANNERS**

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www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND PHASE 2-D**

**HARRISVILLE, UTAH**

**DETAILS**

**REVISIONS**

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LEI PROJECT #:

**2019-0027**

DRAWN BY:

**CJI**

DESIGNED BY:

**BTG**

SCALE:

**N/A**

DATE:

**10/07/2022**

SHEET

**C-600**

10/7/2022 11:18 AM

U:\0\_LEI PROJECTS\2019-2027 HARRISVILLE PROJECT\400\DWG\FINAL\3-D FINAL\2019-0027 C-600 HARRISVILLE DETAILS.DWG

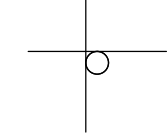




STOP SIGN R1-1  
PER HARRISVILLE STANDARD CS-03



R8-3A  
NO PARKING



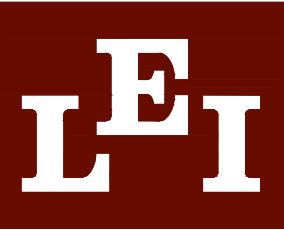
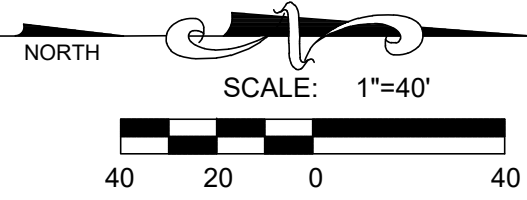
STREET SIGN - SS-1  
PER HARRISVILLE STANDARD CS-03



STOP BAR  
PAINTED 2' WIDE WHITE STRIPE



PAINT RED CURB



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**ENGINEERS  
SURVEYORS  
PLANNERS**

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Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
SIGNAGE AND STRIPING PLAN

REVISIONS	
1 -	
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LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**10/07/2022**

SHEET  
**C-700**



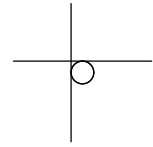




STOP SIGN R1-1  
PER HARRISVILLE STANDARD CS-03



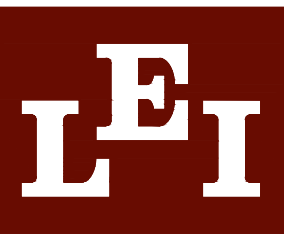
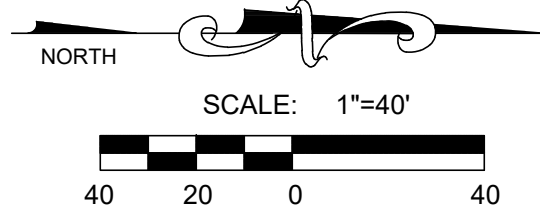
R8-3A  
NO PARKING



STREET SIGN - SS-1  
PER HARRISVILLE STANDARD CS-03

STOP BAR  
PAINTED 2' WIDE WHITE STRIPE

PAINT RED CURB



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**SURVEYORS**  
**PLANNERS**

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CONSTRUCTION

**BEN LOMOND - PHASE 2-D**  
HARRISVILLE, UTAH  
**SIGNAGE AND STRIPING PLAN**

REVISIONS	
1 -	
2 -	
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5 -	
6 -	

LEI PROJECT #:  
**2019-0027**  
DRAWN BY:  
**CJI**  
DESIGNED BY:  
**BTG**  
SCALE:  
**1"=40'**  
DATE:  
**10/07/2022**

SHEET

**C-701**







# HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100  
www.cityofharrisville.com

PLANNING  
COMMISSION:

Chad Holbrook  
Brenda Nelson  
Nathan Averill  
Bill Smith  
Kevin Shakespeare  
Brad Elmer - Alt

## Staff Report

Preliminary Approval  
Harrisville Fields Cluster Subdivision  
January 5, 2023

**To:** Harrisville City Council  
**From:** Jennie Knight, City Administrator  
**Date:** January 5, 2023  
**RE:** Preliminary Approval  
**Applicant:** Craig North  
**Owner:** David & Nancy Stephenson, Turing Property Management, LLC

### A. Summary.

The applicant is requesting preliminary approval of the proposed Harrisville Fields Cluster Subdivision, which is a 54-lot cluster development located at approximately 750 North 250 West.

### B. Background.

- On November 30, 2021, a proposal was received for a cluster development on property located at approximately 863 North Harrisville Road. At the December 9<sup>th</sup>, 2021 Project Management meeting, the Committee denied the application because the length of the proposed cul-de-sac exceeded the city standard of 600 ft. and the maximum of eight (8) lots allowed on a cul-de-sac in the A-1 (Agricultural) Zone.
- On December 15, 2021, an application for a variance was received and a variance hearing was held on January 18, 2022. The decision of the hearing officer was to grant the variance *"to allow the construction of about 20 homes on a cul-de-sac"* and *"to allow a cul-de-sac exceeding 600 feet in length"*.
- In the months following, discussion was given to extend the subdivision beyond the initial parcels south to a connection on 400 North in Ogden City.
- On July 8, 2022, application was made for preliminary approval of Harrisville Fields Cluster subdivision expanding the initial project from approximately 24.98 acres to 36.93 acres.
- The Planning Commission recommended preliminary approval during their November 9, 2022 meeting.
- On November 22, 2022, staff met with Ogden City to discuss the south connection to 400 North (North Street). During that discussion it was determined based on Wasatch Front Regional Council's future transportation plan that North Street will eventually connect through to BDO all the way west. This initiated the need for the



north/south road connection to align with Century Drive in Ogden and the westward road section to move north into Harrisville City. The developer has updated the plan and redesigned the south connection to meet these requirements.

### **C. Findings.**

HCMC §11.16.030 General Regulations for Cluster Development include:

1. Minimum of ten (10) acres.
2. Maximum density allowed under clustered development is equal to the number of units in the current zone (A-1).
  - a. HCMC §11.16.050
    - (1) Open space preservation – Up to 50% density bonus for 50% remaining open space.
    - (10) Performance – 10% density bonus for energy efficient homes.
3. Lot area, lot widths, and lot coverage are consistent with the R-1-10 (Residential) zone.
  - a. HCMC §11.16.030(8)(c) *“Site development. Lot layout, setbacks, and site development in a clustered development shall be consistent with the zone closest to the overall average lot size. For example, if the average lot size in the clustered development is 15,000 square feet, then the site development standards of the RE-15 zone (or its successor) apply.”*
4. Open Space Preservation will be incorporated into recreation areas and/or set aside with sensitive lands or other policies of the city.
5. General design standards are compliant with the City’s public works standards.
6. Service capabilities. Service letters will be required for all utility services and a sewer and road connection agreement with Ogden City for connections on 400 North Street.
7. A variance was granted for the cul-de-sac.

### **D. Conditions.**

- a. Utility service letters are required from the following providers: North View Fire, Bona Vista, Rocky Mountain Power, Dominion Energy, and Central Weber Sewer.
- b. Road connection approval from Ogden City for the connection on 400 North Street.
- c. All lots must meet the minimum frontage requirement for the R-1-10 zone of 90 ft.
- d. All lots must meet the minimum lot size requirement for the R-1-10 zone of 10,000 sq. ft.

### **E. Recommendation.**

Staff recommend preliminary approval of Harrisville Fields Cluster Subdivision based on the findings in this report and subject to the outlined conditions above and the City Engineer’s memo dated January 5, 2023.





## MEMORANDUM



CONSULTING ENGINEERS

---

TO: Harrisville City Council

FROM: Matthew L. Robertson, P.E.  
City Engineer

RE: **HARRISVILLE FIELDS SUBDIVISION**  
**Preliminary Plat Submittal**

Date: January 5, 2023

---

Our office has completed a review of the preliminary plat and improvement plans for the Harrisville Fields Subdivision located in between North Harrisville Road and 400 North at approximately 375 West. The development is a cluster development and includes 51 single family homes and a large open space area. The Developer is proposing to break up the development into two phases but is requesting preliminary approval of the overall site at this time. If preliminary approval of the entire subdivision is granted, then they will come back to receive final approval for each individual phase.

We have reviewed the preliminary plat and improvement plans and have made comments on the plan set with issues that need to be revised or resolved prior to final approval. We recommend preliminary approval of the plat and improvement drawings at this time subject to the following items and comments on the plans being completely addressed prior to final approval of any phase:

### **PRELIMINARY PLAT**

1. The subdivision plat must be reviewed and approved by the Weber County Surveyor's office. Coordinate the location of new survey monuments with the County Surveyor.
2. Provide a proper subdivision plat with notes, narrative, dedications, curve and line tables, signature blocks, and all other required information.
3. Show existing buildings, easements, floodplains, etc. on the plat.
4. Parcels C and D are shown on the plat and are parcels created to protect existing easements for the creek. Show whether they are to be dedicated to the City and what improvements (landscape or others) are being made to the property.
5. Adjust the layout of lots and street alignments to accommodate for the extension of 400 North to the west and to line up the new road with the existing Century Drive in Ogden City.
6. Access will need to be maintained for the properties to the west of this subdivision. This may be accomplished by connecting the existing driveways to the extension of North Street. Provide any access easements that may be necessary.
7. There are multiple lots that do not meet the frontage or size requirement for the R-1-10 zone. Revise lots to have 90' min. of frontage and a min. of 10,000 sf total area.
8. Add street names and addresses for the lots as provided by our office.

### **SITE PLAN/ROADWAY**

9. Obtain approval from Ogden City to connect to 400 North with a new road access. This will require aligning the street with Century Drive in Ogden and extending 400 North to the west of the subdivision boundary.
10. Provide existing asphalt elevations on the connections to North Harrisville Road and to 400 North and show how the new road will blend and tie-in with the existing roads.
11. Provide horizontal and vertical curve information and ensure that the curves meet City Standards.
12. Add streetlights at all intersections and at a maximum spacing of 500'.



### **CULINARY WATER & SECONDARY WATER**

13. Obtain final approval of the plans and culinary water system by Bona Vista Water.
14. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.

### **SECONDARY WATER**

15. This development will need to construct its own pressurized secondary water system using existing water shares and turnouts to provide the water. This system will need to follow the standards listed in the City Standards and will be annexed into the Four Mile Special Service District which is operated by the City. Provide the calculations for the sizing of the pond, pumps, and distribution system and show the design and secondary water system on the plans.
16. It appears that there is a turnout and ditch coming from the Lynn Irrigation system on the south side of the project on 400 North – verify if this is needed or can be removed. If there are any ditches that need to be maintained to provide water to downstream users, they will need to be piped throughout the development and designed to ensure delivery of the water to those users.

### **SANITARY SEWER**

17. Obtain approval from Central Weber Sewer to connect the sewer outflow from the development to their line on 400 North.
18. Extend the sewer in the 425 North Circle to the back of the cul-de-sac per City Standards.

### **STORM DRAIN**

19. The plans show removal of the existing stream (Dixon Creek). Show how this is being done and obtain a Stream Alteration Permit from the State, approval from the US Corps of Engineers, and approval from FEMA for a floodplain map revision if this will change the existing floodplain.
20. Provide a drainage report with all calculations for the storm drain design. Low Impact Design should also be evaluated per State Rules – provide a Storm Water Quality Report as outlined in the State LID Manual which will identify LID measures used or provide rationale as to why they are technically infeasible.
21. Provide details of all detention or other drainage structures that differ from City Standards.
22. Show the elevation of the floodplain in the project area.
23. Work with the City to determine if a dual-purpose pond for stormwater runoff and secondary water is feasible or desired.
24. Keep the storm drain pipe either under the gutter or in the roadway and not through the park strip.

### **GENERAL**

25. Final plan approvals from Bona Vista Water, other utility companies, and North View Fire District are required prior to final subdivision approval.
26. Provide a geotechnical report for the entire site which contains, at a minimum, the information listed in the City Standards. Adjust and/or update plans accordingly per recommendations in the geotechnical report.
27. Provide a Traffic Impact Study to evaluate the additional traffic created by the development and its impact on existing city streets. Follow recommendations from this study.

Not all comments made on the red-lined set of plans are outlined in this memo; ensure that comments made on the plans are addressed as well. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval. Please let me know if you have any questions.





811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'

ENGIN ENG.  
LAND SURV.

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

GENERAL NOTES:

- 1) ALL LOTS WILL RECEIVE A SANITARY SEWER LATERAL, A CULINARY WATER LATERAL, A SECONDARY WATER LATERAL. A LAND DRAIN LATERAL WILL BE PROVIDED IF NEEDED.
- 2) CULINARY WATER WILL BE CONNECTED TO EXISTING CULINARY WATER IN HARRISVILLE ROAD AND IN 400 NORTH STREET.
- 3) SANITARY SEWER WILL BE CONNECTED TO EXISTING SANITARY SEWER IN 400 NORTH STREET.
- 4) STORM DRAIN WILL BE DIRECTED TO A NEW POND TO BE CONSTRUCTED WITHIN THE WETLANDS AREA. THIS POND WILL BE SUPPLIED WATER BY STORM DRAIN RUN OFF AND FROM THE EXISTING STREAM (IRRIGATION DITCH) TO THEN BE PRESSURIZED AND DELIVERED TO EACH LOT AS PRESSURE IRRIGATION.
- 5) EACH LOT WILL RECEIVE A CONNECTION TO THE PRESSURE IRRIGATION SYSTEM.
- 6) FIRE HYDRANTS TO BE INSTALLED PER DIRECTION OF THE HARRISVILLE-GPP FIRE DEPARTMENT.
- 7) CURB, GUTTER AND SIDEWALK (NOT SHOWN DUE TO SCALE OF DRAWING) WILL BE INSTALLED ON ALL ROADWAYS PER THE HARRISVILLE CITY APPROVED STREET CROSS SECTION.
- 8) DISCHARGE STORM RAIN WATER INTO DETENTION BOND/SECONDARY WATER POND FOR USE IN SECONDARY WATER SYSTEM.
- 9) DIVERT WATER FROM 4 MILE CREEK INTO SECONDARY WATER POND FOR SECONDARY WATER USE.
- 10) OVERFLOW STRUCTURE TO REGULATE HIGH WATER MARK OF DETENTION/SECONDARY WATER POND.

North View Fire District  
and Bona Vista Water

What shares does the property  
have? From 4-Mile or Dixon  
Creek? Provide more information.

**Deed Parcel Description**

All of Lot 3 and Lot 4, Hart Subdivision No. 1 Lot 3 1st Amendment, a recorded subdivision in the office of the Weber County Recorder as Entry no. 2255778 in Book 65 at Page 98 with a recording date of April 15, 2007.

**Total Parcel Description**

A Part of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the north line of Lot 3, Hart Subdivision No. 1 Lot 3 1st Amendment, a recorded subdivision in the office of the Weber County Recorder as Entry no. 2255778 in Book 65 at Page 98 with a recording date of April 15, 2007, said point being South 0°20'38" East 1749.91 feet from the North Quarter Corner of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running:

Thence South 72°52'11" East 447.13 feet along the north line of said Lot 3;  
Thence South 58°17'31" East 272.60 feet along the north line of said Lot 3;  
Thence South 49°33'36" East 157.06 feet along the north line of said Lot 3;  
Thence North 13°29'19" East 549.63 feet along the west line of said Lot 3 to the south line of Harrisville Road;  
Thence South 49°33'36" East 67.31 feet along the north line of said Lot 3 and also being along the south line of Harrisville Road;  
Thence South 13°29'19" West 649.63 feet along the east line of said Lot 3;  
Thence South 49°33'36" East 101.27 feet along the north line of said Lot 3 to the west line of Taylor Ranchettes Subdivision;  
Thence South 24°45'06" West 1479.46 feet along the east line of said Lot 3 to and along the east line of Lot 4 of the aforementioned Hart Subdivision No. 1 Lot 3 1st Amendment and also along the west line of Taylor Ranchettes Subdivision, and beyond;  
Thence South 49°33'36" East 330.73 feet along the east line to the Southeast Corner of said Lot 4;  
Thence North 88°54'10" West 278.33 feet along the south line of said Lot 4 to the quarter section line;  
Thence South 1°00'15" West 9.24 feet along the east line of said Lot 4 and along the quarter section line;  
Thence North 88°54'10" West 152.31 feet along the south line to the Southwest Corner of said Lot 4;  
Thence North 0°32'49" East 1021.32 feet along the west line of said Lot 4;  
Thence North 0°13'45" East 885.10 feet along the west line of said Lot 4 to and along the west line of said Lot 3;  
Thence North 0°30'49" East 398.60 feet along the west line to the Northwest Corner of said Lot 3;  
Thence South 72°52'11" East 161.27 feet along the north line of said Lot 3 to the point of beginning.

Contains 1,608,841 square feet, 36.934 acres, 46 Lots, 2 Phases: Phase 1 - 22 Lots - Phase 2 - 24 Lots.

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Payton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

# HARRISVILLE FIELDS SUBDIVISION PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO.	DATE	REVISION FOR REVIEW
-----	------	------------------------

## OVERALL SITE PLAN

PROJECT NUMBER 11293	PRINT DATE 2022-10-04
PROJECT MANAGER K. RUSSELL	DESIGNED BY K. RUSSELL

C-100





811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'

**SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 INSTALL 30" TYPE 'A' CURB AND GUTTER PER HARRISVILLE CITY STANDARD DRAWING CS-05
- 2 INSTALL 5' SIDEWALK PER HARRISVILLE CITY STANDARD DRAWING CS-05
- 3 INSTALL HANDICAP ACCESSIBLE RAMP WITH DETECTIBLE SURFACE PER HARRISVILLE CITY STANDARD DRAWING CS-05
- 4 EXISTING CURB AND GUTTER
- 5 EXISTING SIDEWALK
- 6 SAWCUT ASPHALT AND PROVIDE SMOOTH CLEAN EDGE. REMOVE AND REPLACE ASPHALT PER LAYTON CITY STANDARDS
- 7 MATCH EXISTING IMPROVEMENTS
- 8 FLOODPLAIN
- 9 EXISTING VEGETATION
- 10 EXISTING FENCE

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CRAIG NORTH  
5835 DARTMOUTH DRIVE  
MORGAN, UTAH 84050

CONTACT:  
CRAIG NORTH  
PHONE: 801-452-3299

**HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT**  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH


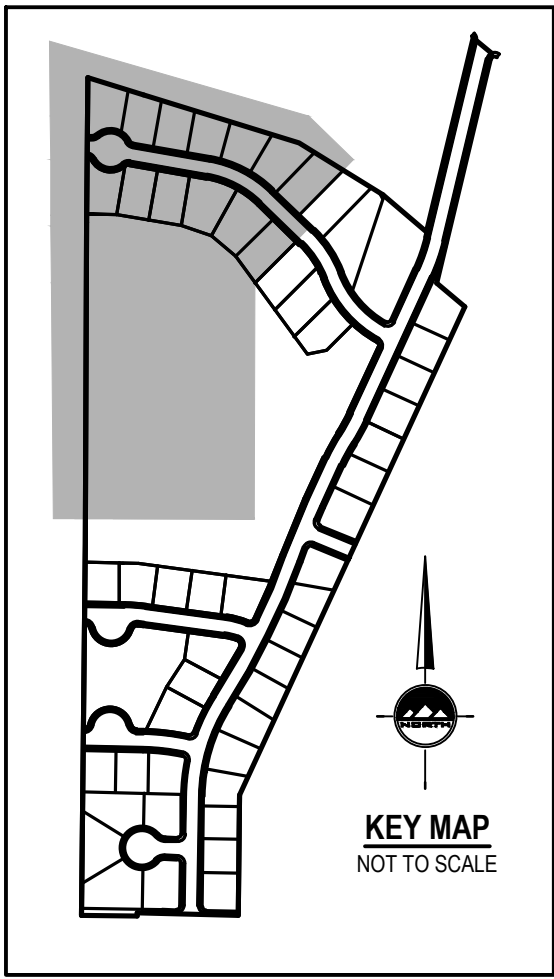
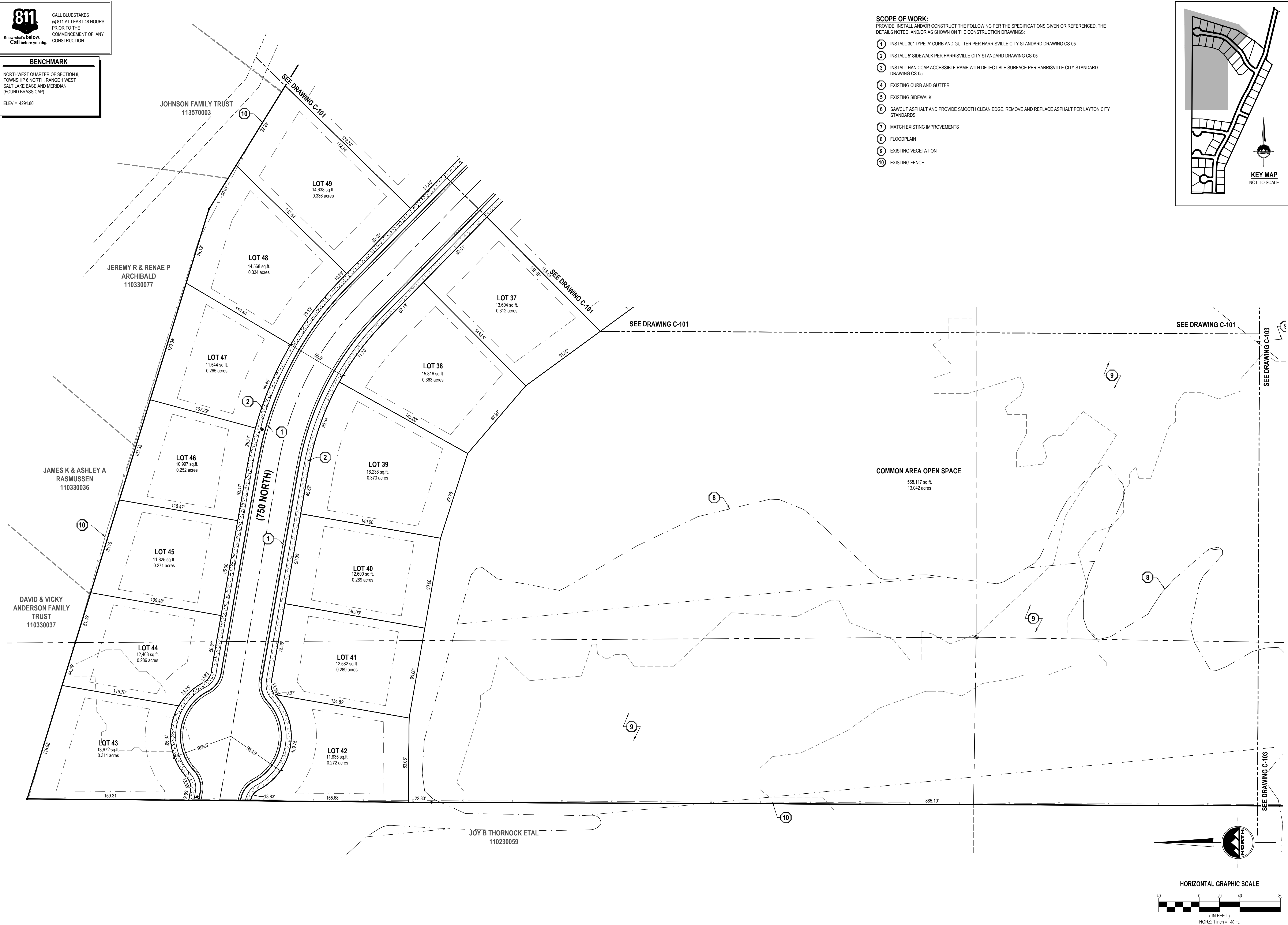
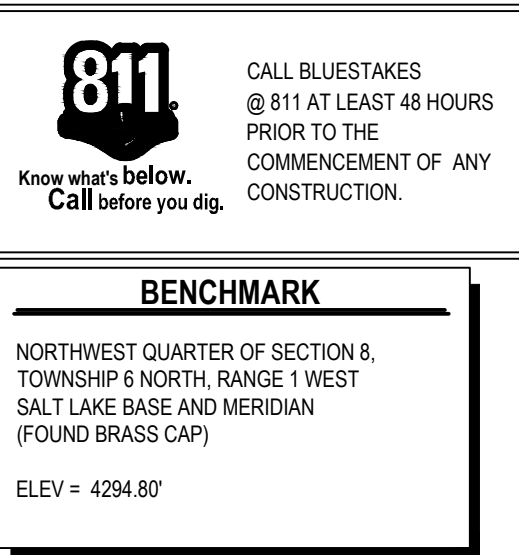
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**SITE PLAN**

PROJECT NUMBER 11293	PRINT DATE 2022-10-04
PROJECT MANAGER K. RUSSELL	DESIGNED BY K. RUSSELL

**C-101**





**THE STANDARD IN ENGINEERING**

**LAYTON**  
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OR:  
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 835 DARTMOUTH DRIVE  
 ORGAN, UTAH 84050  
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 RAIG NORTH  
 PHONE: 801-452-3299

**HARRISVILLE FIELDS SUBDIVISION**  
**PRELIMINARY PLAT**  
**863 NORTH HARRISVILLE ROAD**  
**HARRISVILLE, UTAH**


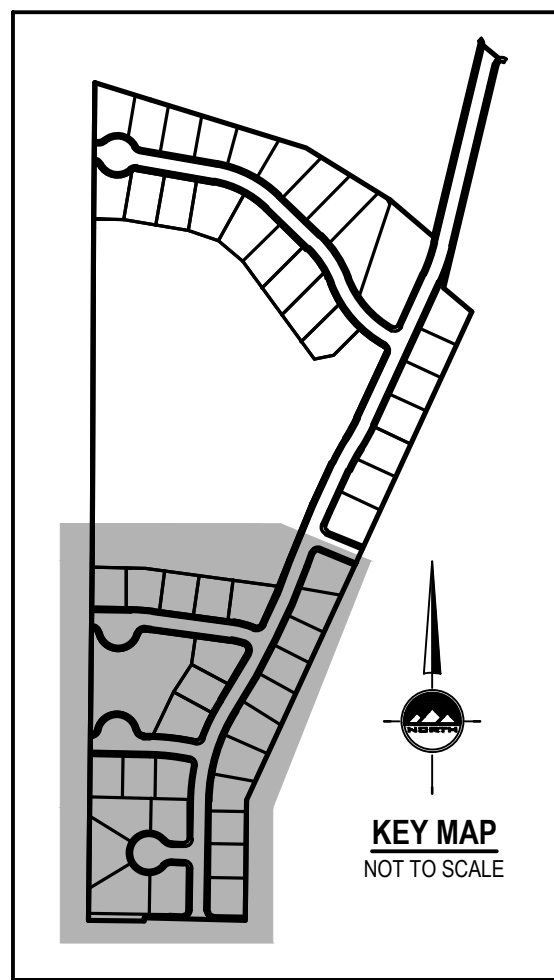
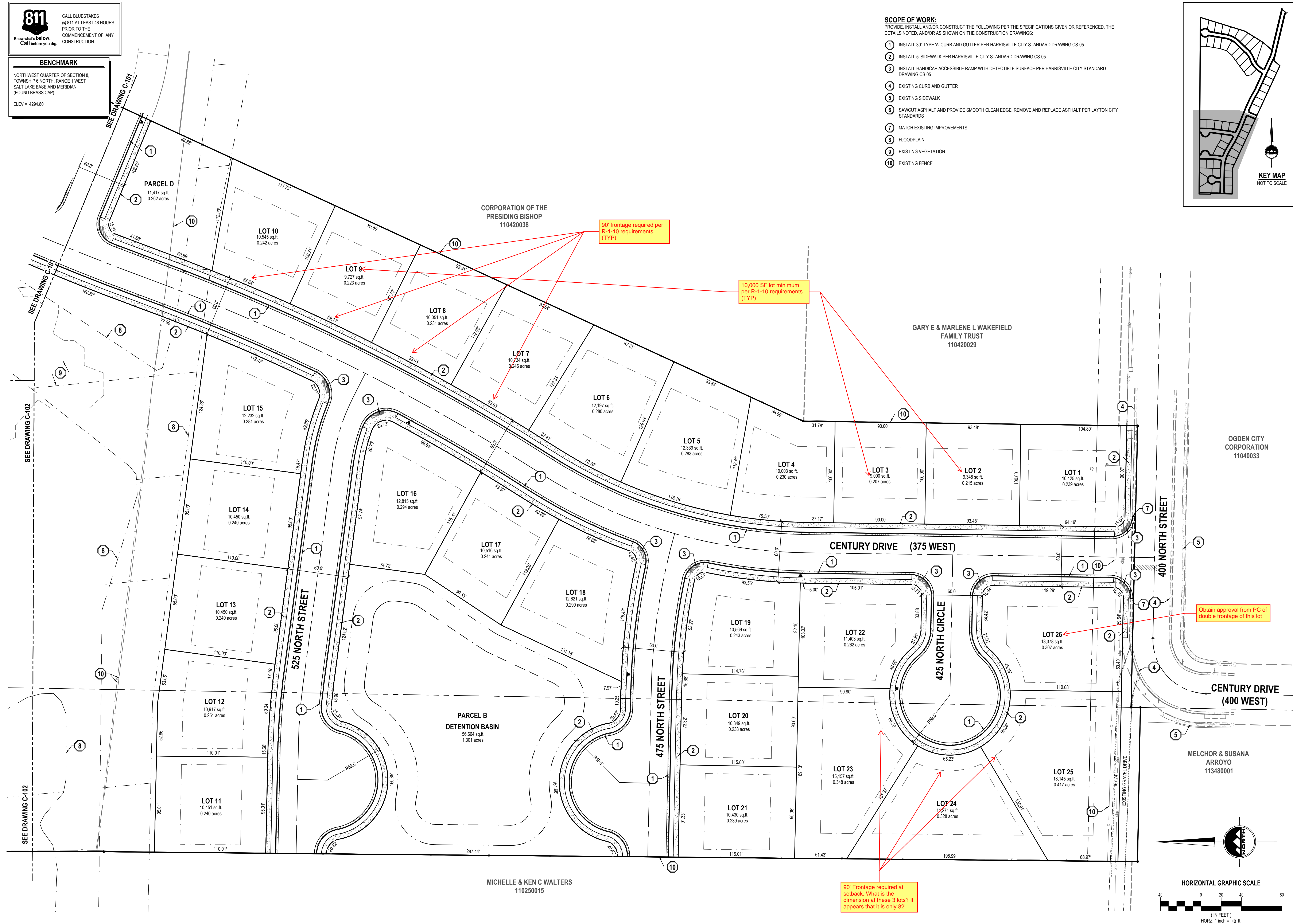
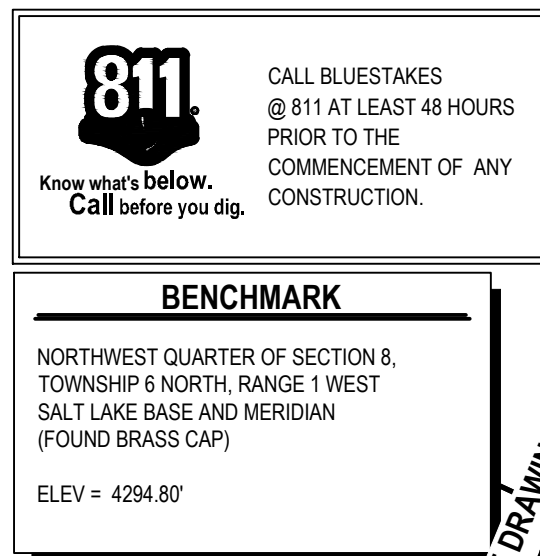
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## SITE PLAN

PROJECT NUMBER 11293	PRINT DATE 2022-10-04
PROJECT MANAGER K.RUSSELL	DESIGNED BY K.RUSSELL

**C-102**





**THE STANDARD IN ENGINEERING**

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**HARRISVILLE FIELDS SUBDIVISION**  
**PRELIMINARY PLAT**  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO.	DATE	REVISION FOR REVIEW
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## SITE PLAN

PROJECT NUMBER	PRINT DATE
11293	2022-10-04
PROJECT MANAGER	DESIGNED BY
K.RUSSELL	K.RUSSELL

**C-103**





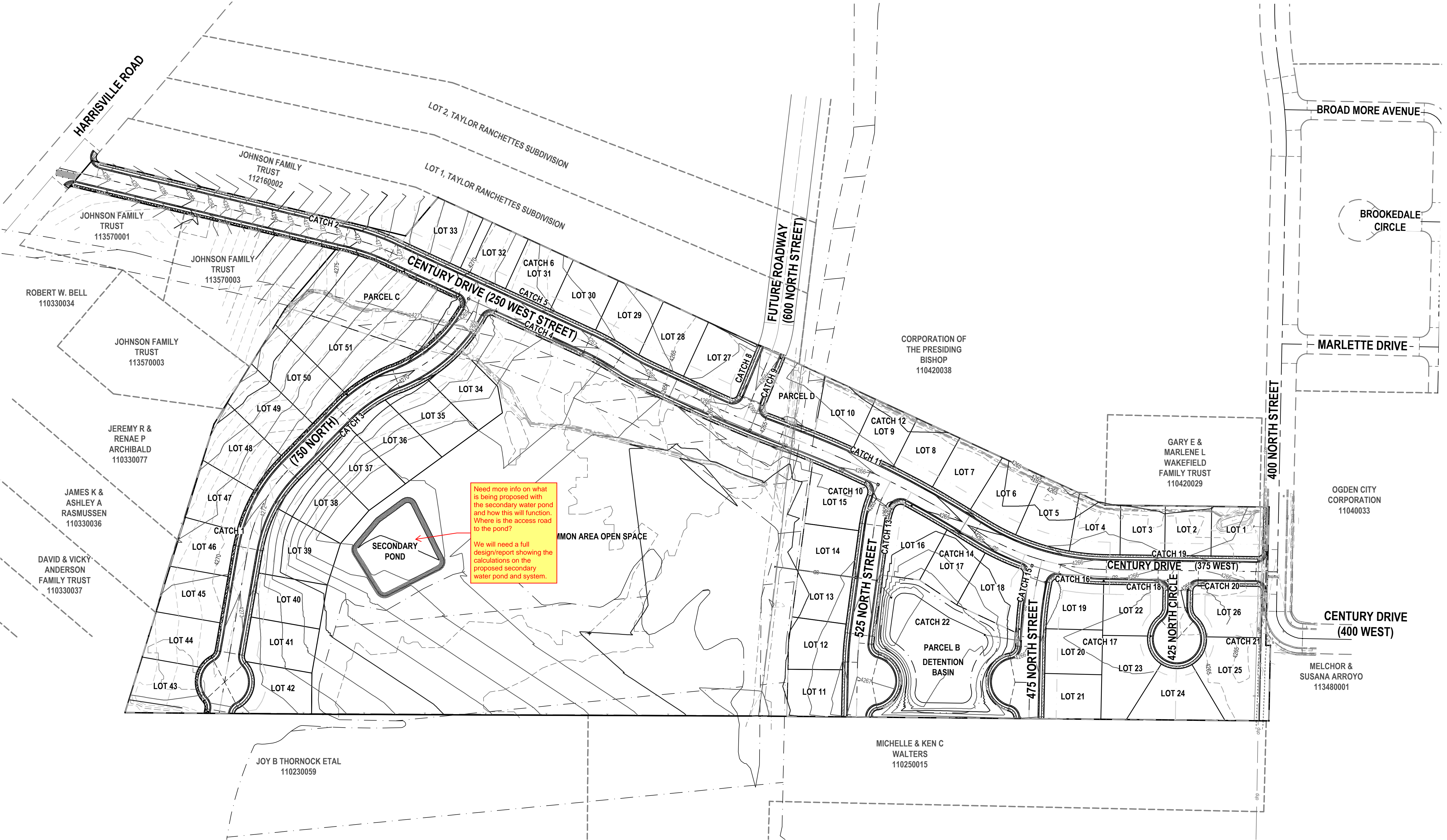
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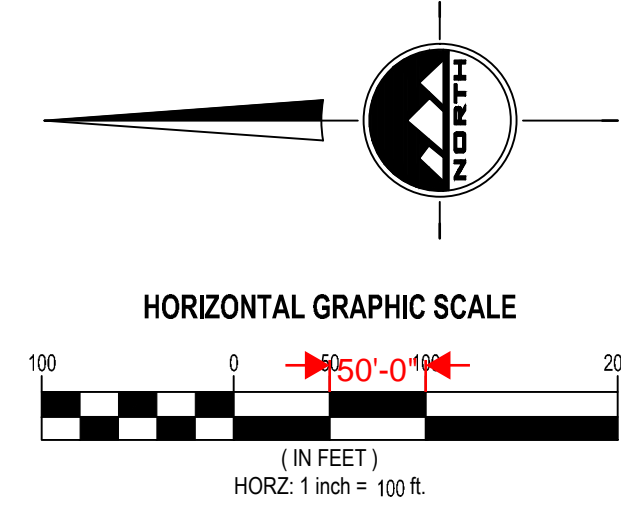
BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



Need more info on what is being proposed with the secondary water pond and how this will function. Where is the access road to the pond?

We will need a full design/report showing the calculations on the proposed secondary water pond and system.



THE STANDARD IN ENGINEERING

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HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO.	DATE	REVISION FOR REVIEW

OVERALL GRADING AND  
DRAINAGE PLAN

PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04

PROJECT MANAGER  
K.RUSSELL

DESIGNED BY  
K.RUSSELL

C-200





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BENCHMARK

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KEY MAP  
NOT TO SCALE

THE STANDARD IN ENGINEERING

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HARRISVILLE FIELDS SUBDIVISION  
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863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO. DATE REVISION  
FOR REVIEW

GRADING AND  
DRAINAGE PLAN

PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04

PROJECT MANAGER  
K. RUSSELL

DESIGNED BY  
K. RUSSELL

C-201





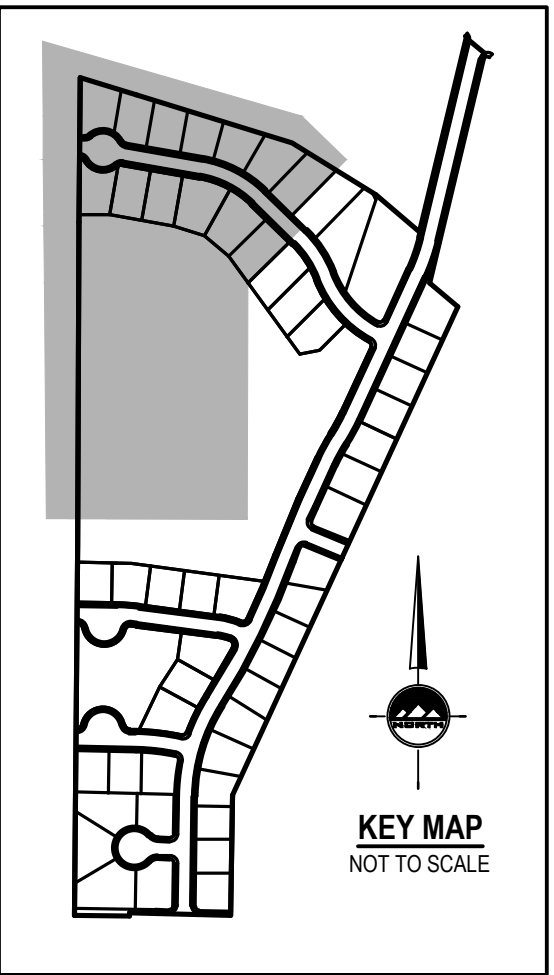
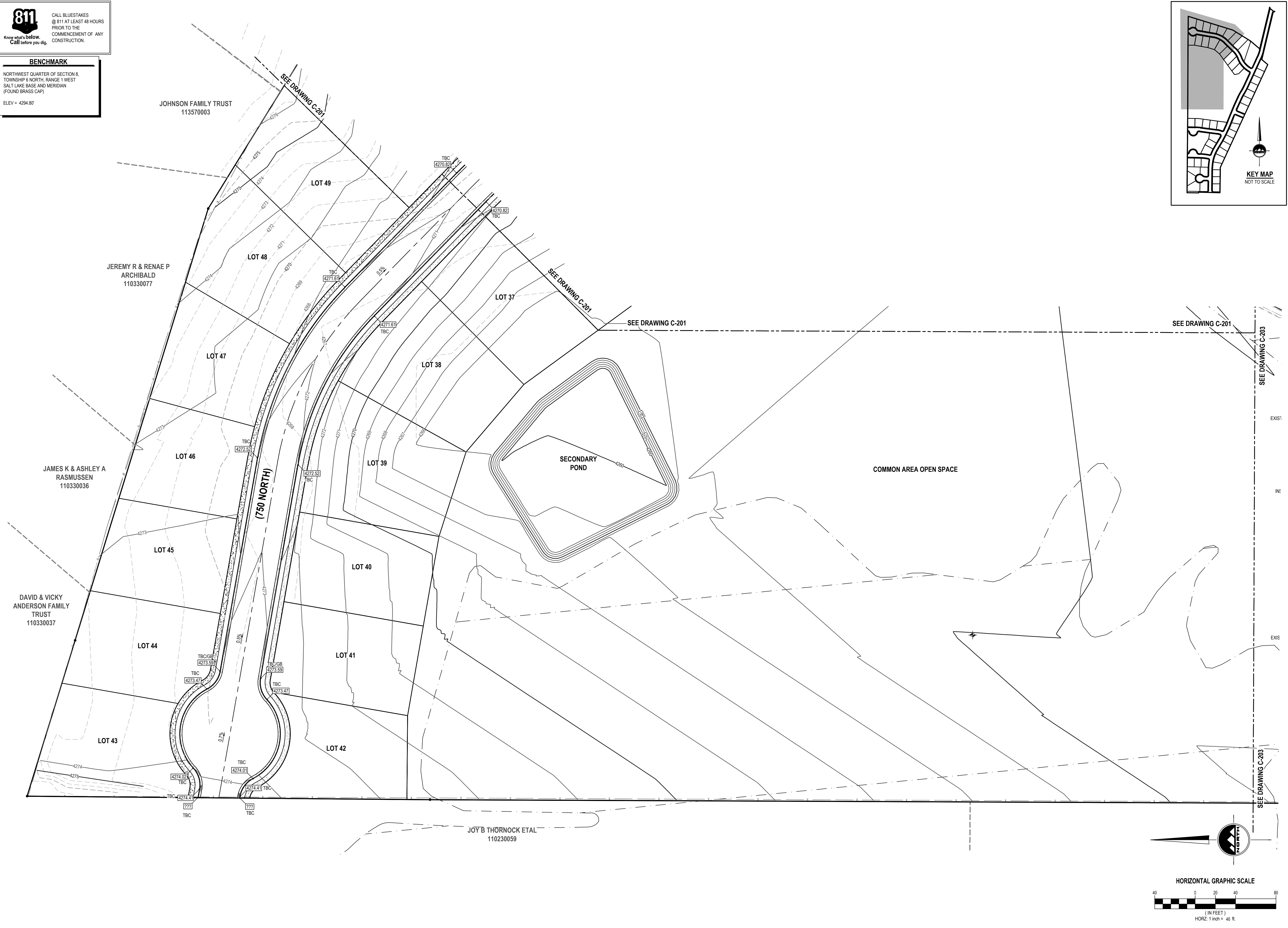
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BENCHMARK

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HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO. DATE REVISION FOR REVIEW

GRADING AND DRAINAGE PLAN

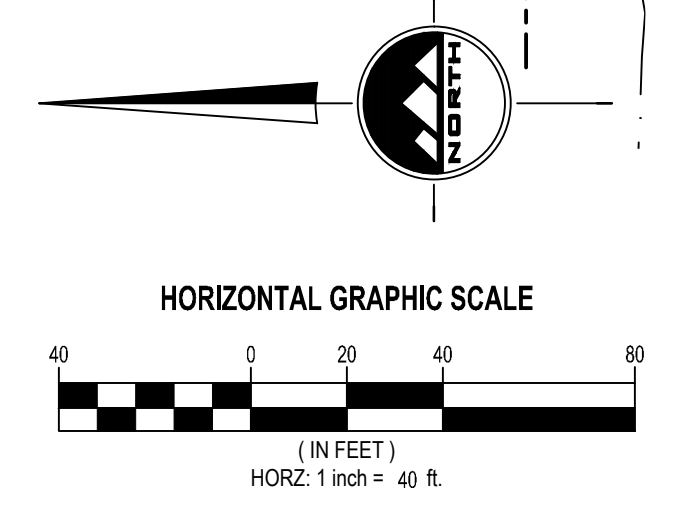
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PRINT DATE  
2022-10-04

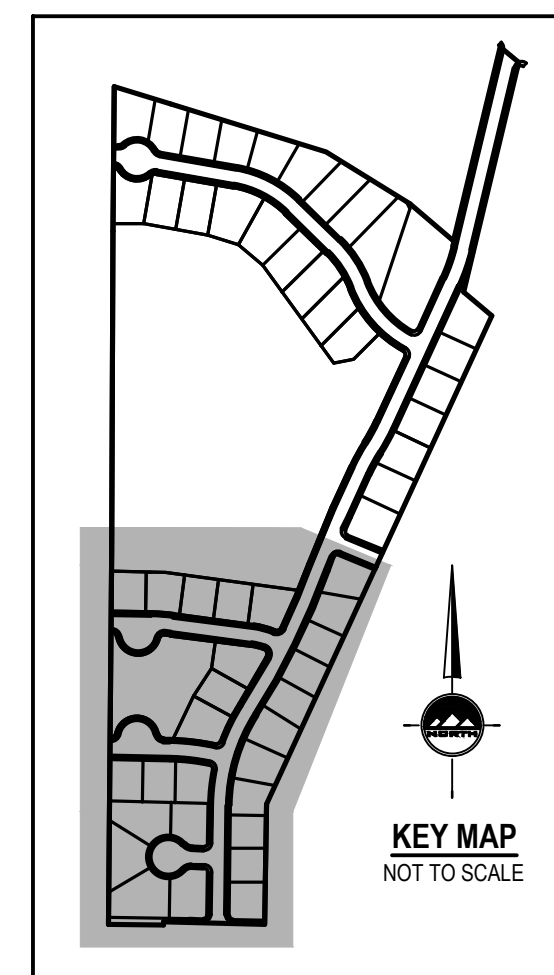
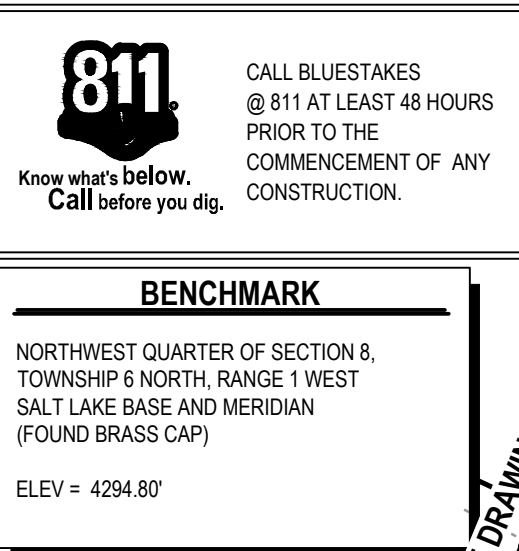
PROJECT MANAGER  
K. RUSSELL

DESIGNED BY  
K. RUSSELL

C-202







**ENSIGN**  
THE STANDARD IN ENGINEERING

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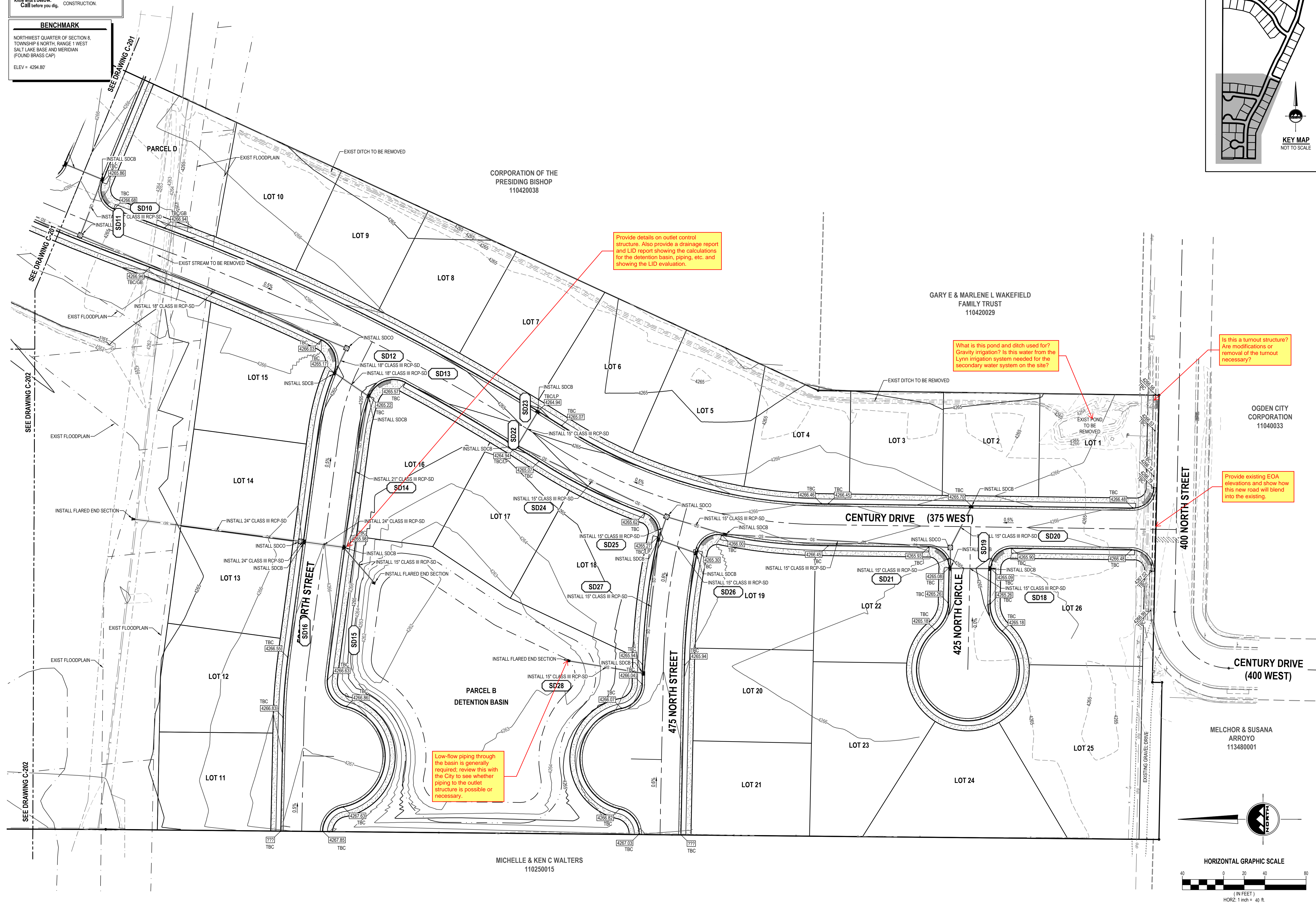
**HARRISVILLE FIELDS SUBDIVISION**  
**PRELIMINARY PLAT**  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO.	DATE	REVISION
		FOR REVIEW

## GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11293	2022-10-04
PROJECT MANAGER	DESIGNED BY
K.RUSSELL	K.RUSSELL

**C-203**







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BENCHMARK

NORTHWEST QUARTER OF SECTION 8,  
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SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)  
ELEV = 4294.80'



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5835 DARTMOUTH DRIVE  
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HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT

863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

NO.	DATE	REVISION FOR REVIEW

OVERALL UTILITY PLAN

PROJECT NUMBER  
11293

PROJECT MANAGER  
K. RUSSELL

PRINT DATE  
2022-10-04

DESIGNED BY  
K. RUSSELL

C-300





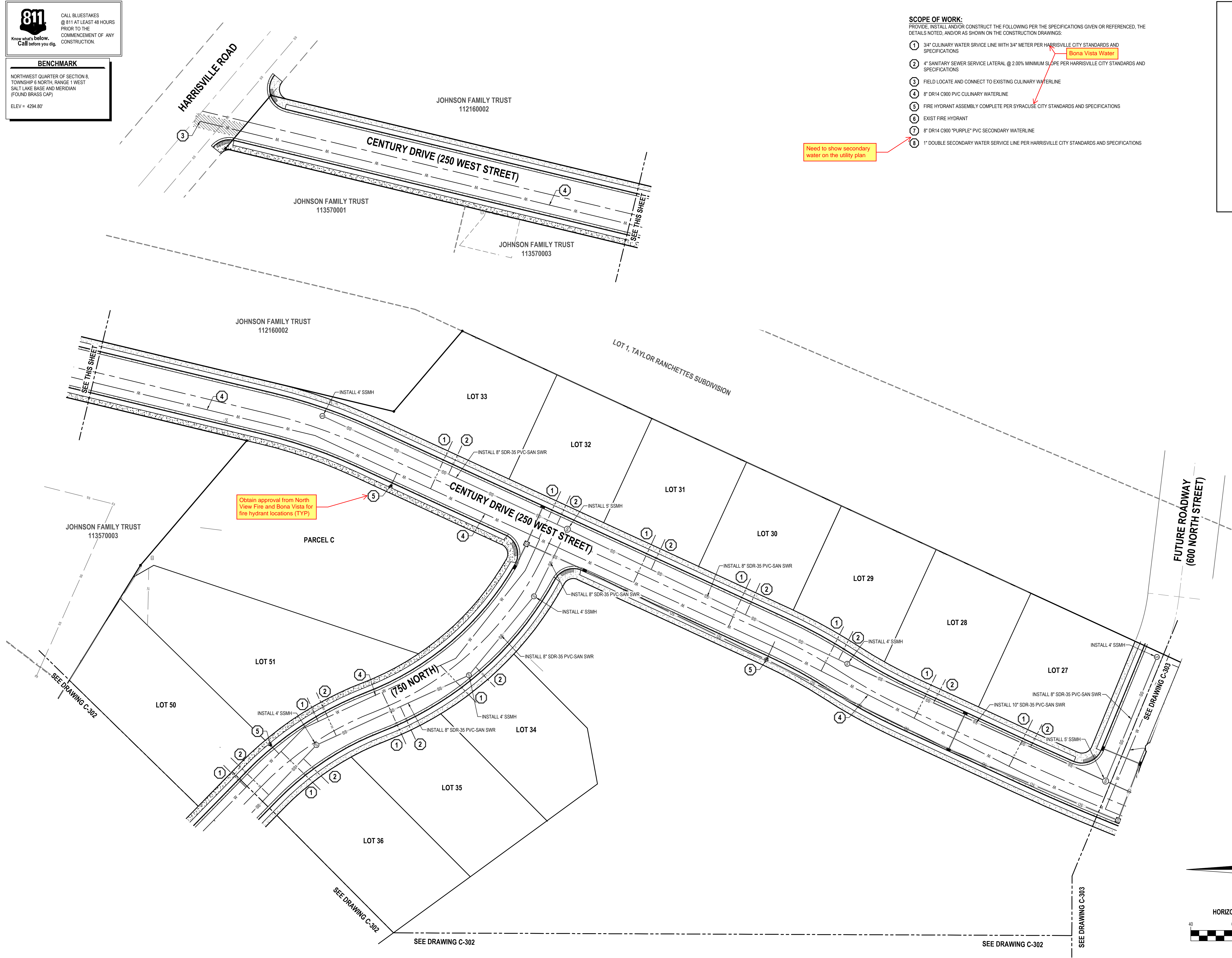
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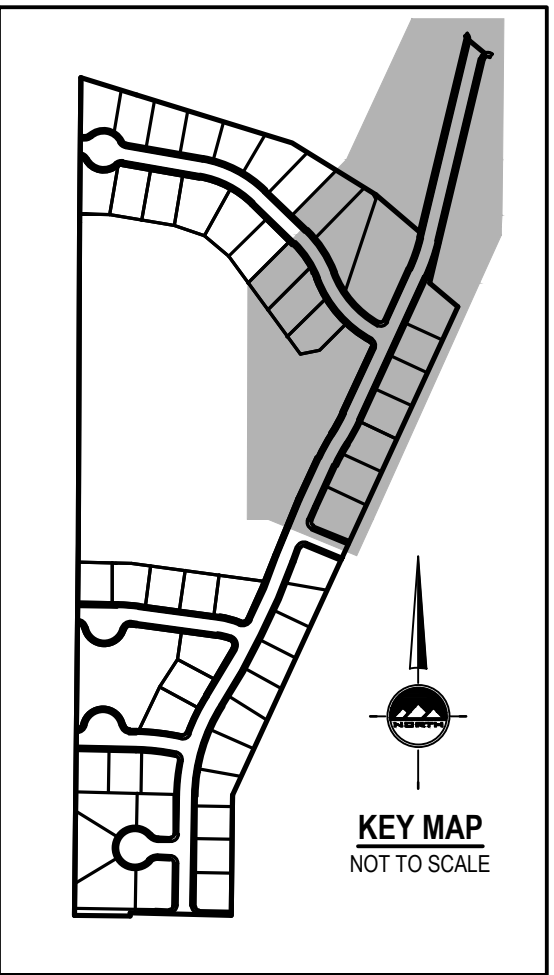
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BENCHMARK

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- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 3/4" CULINARY WATER SRVICE LINE WITH 3/4" METER PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 2 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS
  - 3 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE
  - 4 8" DR14 C900 PVC CULINARY WATERLINE
  - 5 FIRE HYDRANT ASSEMBLY COMPLETE PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS
  - 6 EXIST FIRE HYDRANT
  - 7 8" DR14 C900 "PURPLE" PVC SECONDARY WATERLINE
  - 8 1" DOUBLE SECONDARY WATER SERVICE LINE PER HARRISVILLE CITY STANDARDS AND SPECIFICATIONS



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PRELIMINARY PLAT  
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HARRISVILLE, UTAH

NO.	DATE	REVISION FOR REVIEW
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UTILITY PLAN

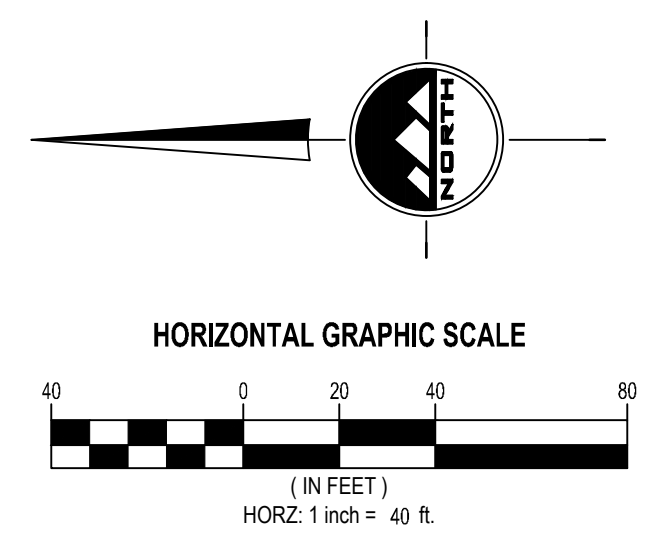
PROJECT NUMBER  
11293

PRINT DATE  
2022-10-04


PROJECT MANAGER  
K. RUSSELL

DESIGNED BY  
K. RUSSELL

C-301







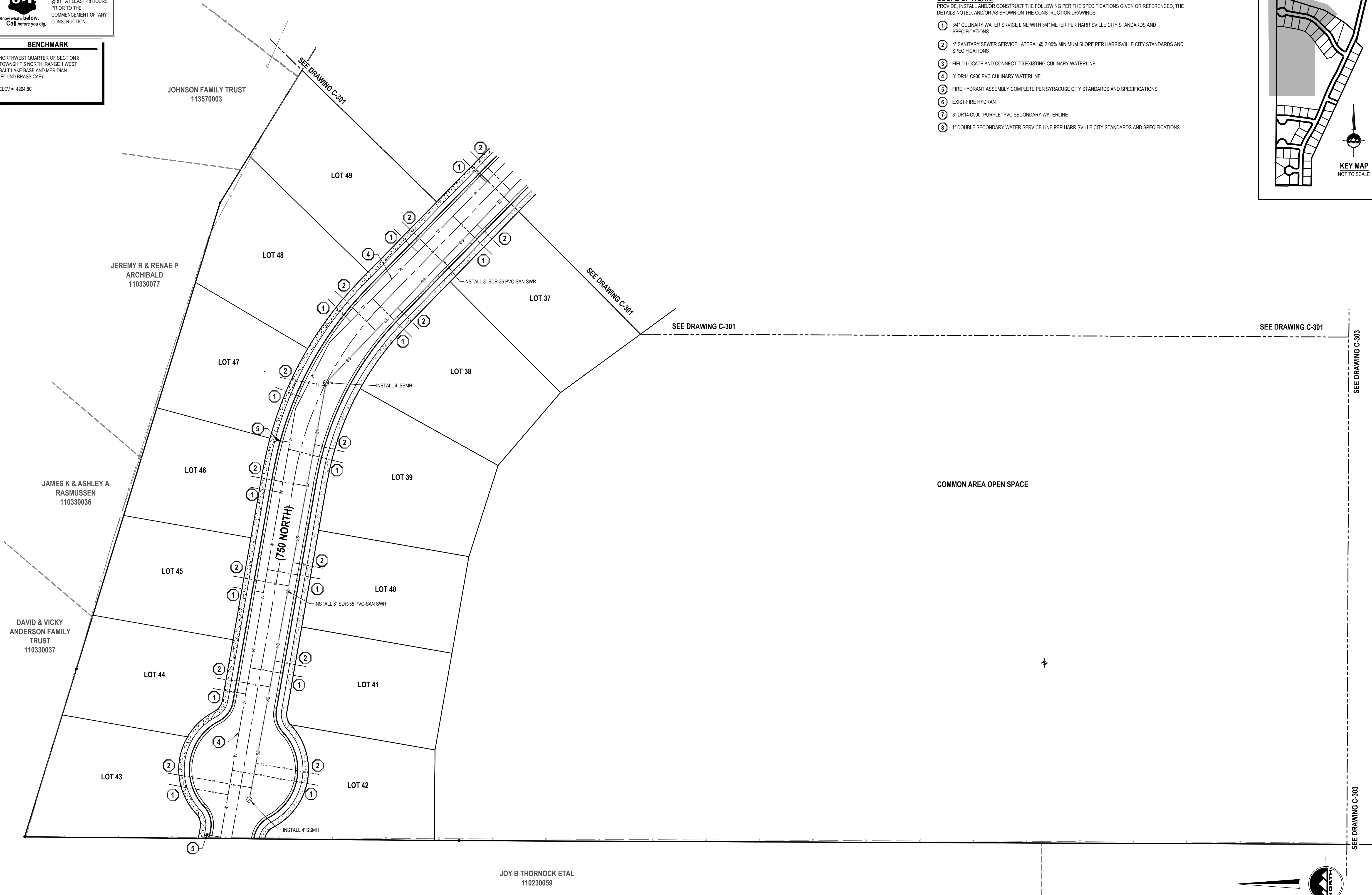
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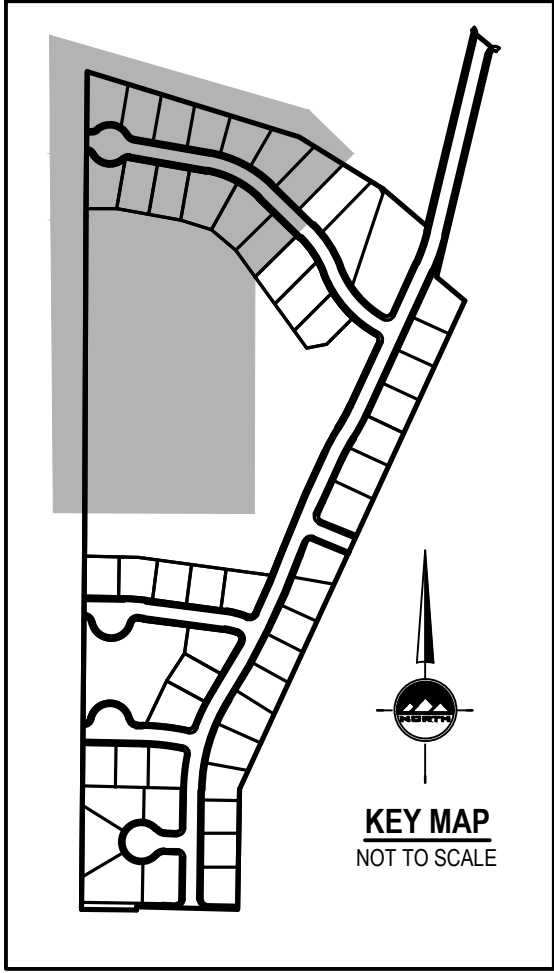
**BENCHMARK**


NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP)

ELEV = 4294.80'



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THE STANDARD IN ENGINEERING

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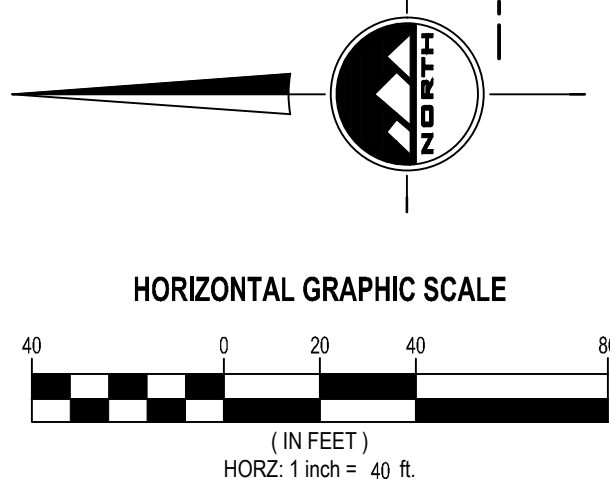
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HARRISVILLE, UTAH**

NO.	DATE	REVISION FOR REVIEW
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**UTILITY PLAN**

PROJECT NUMBER 11293	PRINT DATE 2022-10-04
PROJECT MANAGER K.RUSSELL	DESIGNED BY K.RUSSELL

**C-302**







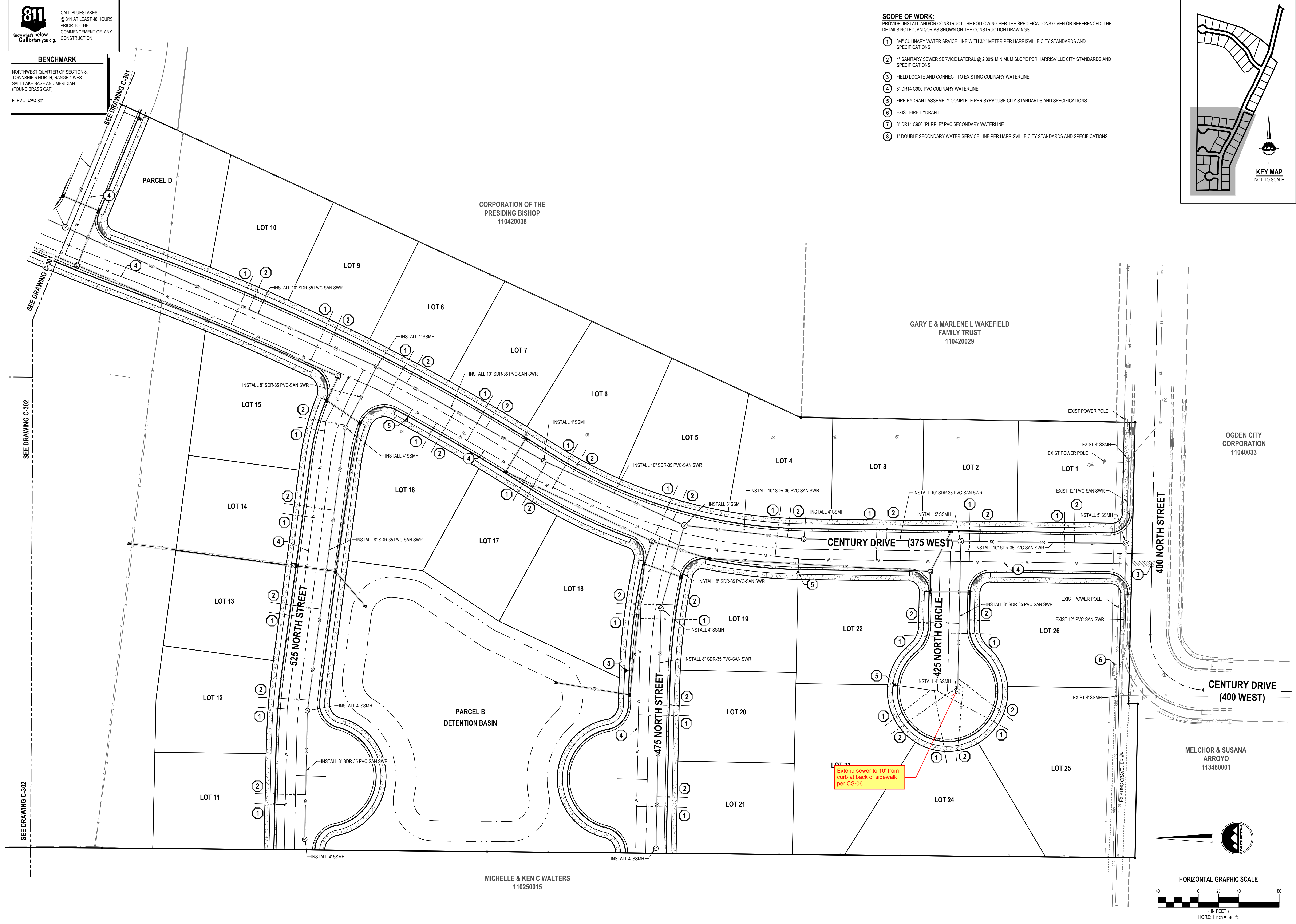
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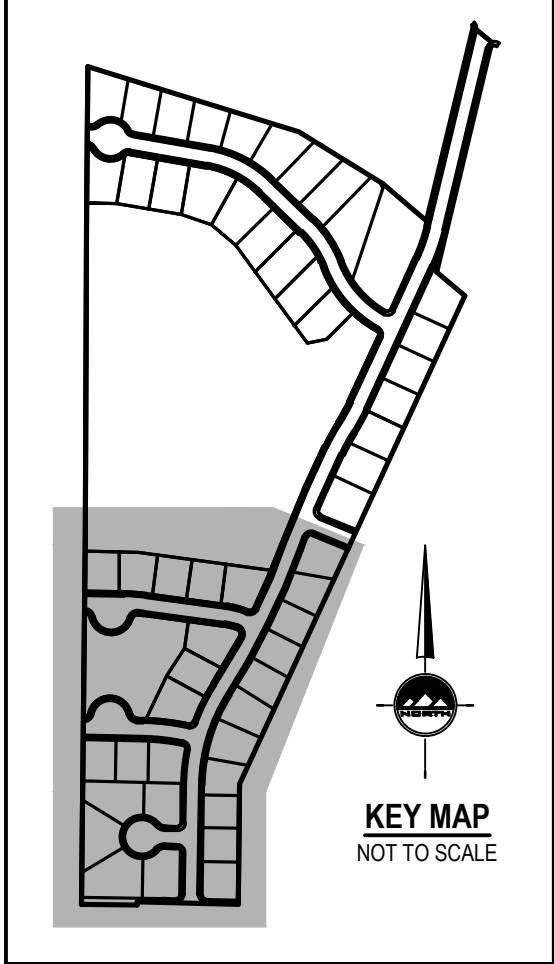
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BENCHMARK

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EN SIGN

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FOR:  
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CONTACT:  
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HARRISVILLE FIELDS SUBDIVISION  
PRELIMINARY PLAT  
863 NORTH HARRISVILLE ROAD  
HARRISVILLE, UTAH

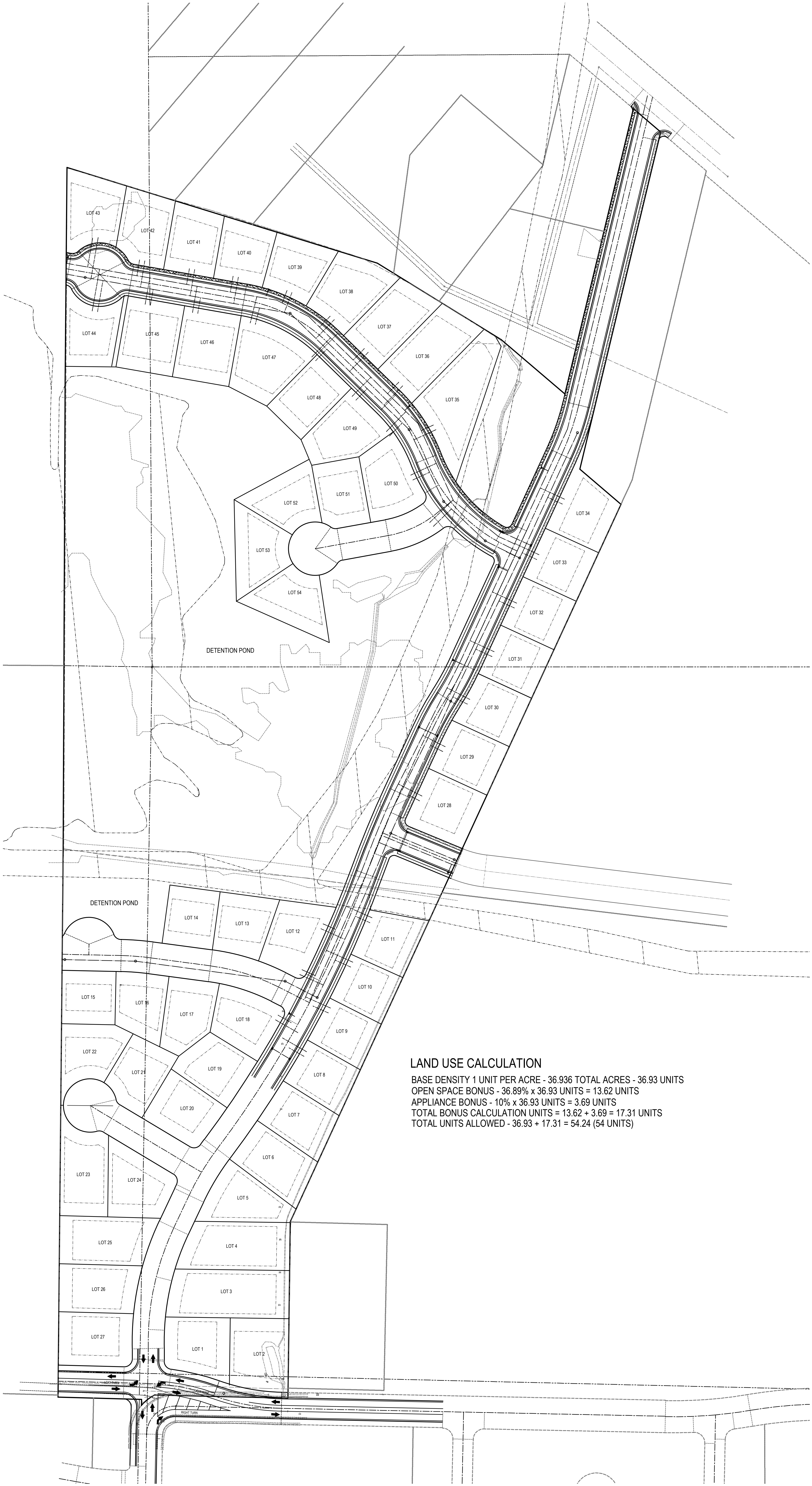
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UTILITY PLAN

PROJECT NUMBER 11293	PRINT DATE 2022-10-04
PROJECT MANAGER K. RUSSELL	DESIGNED BY K. RUSSELL

C-303





LAND USE CALCULATION

BASE DENSITY 1 UNIT PER ACRE - 36.936 TOTAL ACRES - 36.93 UNITS  
OPEN SPACE BONUS - 36.89% x 36.93 UNITS = 13.62 UNITS  
APPLIANCE BONUS - 10% x 36.93 UNITS = 3.69 UNITS  
TOTAL BONUS CALCULATION UNITS = 13.62 + 3.69 = 17.31 UNITS  
TOTAL UNITS ALLOWED - 36.93 + 17.31 = 54.24 (54 UNITS)





**HARRISVILLE CITY  
RESOLUTION 23-01**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, ENTERING AN  
INTERLOCAL COOPERATION AGREEMENT BETWEEN THE WEBER  
METRO CRASH TEAM AND HARRISVILLE CITY FOR CRASH  
RECONSTRUCTION AND SCENE HANDLING.**

**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**, Harrisville City (hereafter “City”) and Weber Metro (hereafter “Metro”) have mutually agreed to the cooperative agreement for crash reconstruction and scene handling to assist in the successful investigation and prosecution of serious injury and fatal traffic accidents;

**WHEREAS**, Metro proposes a new Interlocal Cooperation Agreement (hereafter “Agreement”) for said services attached hereto as Exhibit “A” and incorporated herein by this reference;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Harrisville City that the Agreement for crash reconstruction and scene handling with Weber Metro attached hereto as Exhibit “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 APPROVED by the Harrisville City Council this 10th day of January, 2023.

	Roll Call Vote Tally	Yes	No
<hr/> <b>MICHELLE TAIT</b> , Mayor Harrisville City	Council Member Wilhelmsen	___	___
	Council Member Weiss	___	___
	Council Member Christensen	___	___
ATTEST:	Council Member Jackson	___	___
	Council Member Loveland	___	___
<hr/> <b>MARIA DEVEREUX</b> , City Recorder			





# WEBER METRO CRASH TEAM

## INTERLOCAL COOPERATION AGREEMENT

12/20/2022





## **PARTICIPATING AGENCIES:**

**Weber County Sheriff's Office  
Ogden Police Department  
Roy Police Department  
South Ogden Police Department  
North Ogden Police Department  
Riverdale Police Department  
Pleasant View Police Department  
Harrisville Police Department  
Utah Transit Authority (UTA) Police Department  
Morgan County Sheriff's Office  
Weber County Attorney's Office  
Weber-Metro Crime Scene Investigation (CSI)**

**CRASH Team Commander – Lt. Cameron Stiver  
Assistant Commander – Sgt. Bret Connors OPD  
Assistant Commander – Sgt. Kyley Slater WCSO**

THIS INTERLOCAL AGREEMENT ("Agreement") is between the above listed participating agencies and is effective as the \_\_\_\_ day of \_\_\_\_\_, 2022. The agencies may be referred to in this document as the "Parties."

### **I. Purpose**

The Weber Metro Crash Reconstruction And Scene Handling (CRASH) has been formed to assist in the successful investigation and prosecution of serious injury and fatal traffic accidents occurring in Weber and Morgan Counties. The primary purpose of the CRASH Team is to provide personnel and specific resources for the effective investigation and prosecution of serious injury and fatal traffic accidents. Additionally, the CRASH Team is committed to training law enforcement officers in complex traffic investigation and prosecution techniques. The CRASH Team should be viewed as an academic experience and utilized as such.





## **II. Policy**

It is the policy of the CRASH Team to provide effective strategies for the successful investigation and prosecution of serious injury and fatal traffic accidents occurring in Weber and Morgan Counties. The CRASH Team, when called upon, will support all law enforcement agencies by providing manpower, training, and investigation assistance in all serious injury and fatal traffic accident cases.

## **III. Organization**

- a. **Executive Board.** The executive board will be comprised of at least five representatives from the local law enforcement agencies representing the CRASH Team and one representative from the Weber County Attorney's Office. A chairperson of this board will be selected by the Weber County police chiefs and sheriff. The chairperson will hold the position for a term of three years. Upon the expiration of the term, the chiefs and sheriff will either rename the chairperson to another term or nominate a replacement. The chairperson will choose the other representatives to serve on the executive board. The executive board will develop CRASH Team policies, procedures, and rules. The executive board will report to all chiefs and sheriffs concerning CRASH Team activities.
- b. **CRASH Team Commander.** One commander will be chosen by the executive board. The commander must be a minimum rank of sergeant or have a minimum of five years of investigative experience. The commander will be responsible for the daily operation and management of the CRASH Team. The commander will also be the immediate supervisor of all members of the CRASH Team while the CRASH Team is actively investigating an incident if present. The commander will name two squad leaders who report directly to the commander and serve as the immediate supervisor when the commander is not present. The commander or jurisdictional squad leader will be the direct contact between the CRASH Team and the jurisdiction where the incident occurs.
- c. **Squad.** A number of officers from several jurisdictions who are working with the CRASH Team under the immediate supervision of a squad leader. All participating police departments within the county will provide the task force with a minimum of one officer to work with the CRASH Team to receive team support.
- d. **Squad Leader:** Two squad leaders will be named from the task force. Each will be responsible for the immediate supervision of the members of the squad under their command. Each squad leader will coordinate the duties of their squad and report directly to the task force commander. An assistant squad leader will be named for each squad and will assume the role of squad leader if the same is





unavailable.

- e. Jurisdictional Supervisor. The ranking on-scene supervisor from the jurisdiction of occurrence prior to the presence of the lead investigator.
- f. Lead Investigator. The investigator with the overall responsibility for the investigation. This investigator is assigned from and by the jurisdiction of occurrence.

#### **IV. Procedures**

- a. The CRASH Team may be called upon to assist in serious injury and fatal traffic accidents that occur in Weber or Morgan County. If a case involves an incident where a law enforcement officer may be the actor or victim, where a serious or fatal injury occurs, the Officer-Involved Critical Incident Protocol will be invoked, and control of the scene will be turned over to that team. The CRASH Team would be available to assist in any officer-involved critical incident cases upon request. At the discretion of the Officer Involved Critical Incident Protocol, CRASH Team members from that agency may or may not be utilized at the discretion of those team commanders.
- b. When any of the prior described incidents occur in Weber or Morgan County, the jurisdictional supervisor will immediately secure the crime scene with an inner and outer perimeter and not allow anyone into the inner perimeter. The outer perimeter should be formed at a reasonable distance from the inner perimeter to preserve the integrity of the entire scene, and no one but investigating officers, CRASH Team members, crime scene investigators, the deputy medical examiner, county attorney representatives, and emergency medical personnel (when necessary) will be allowed inside the outer perimeter. The officer in charge of crime scene security must control and (document when instructed) all persons entering the perimeter, and any person entering must complete and submit a written report. The Jurisdictional Supervisor shall notify the CRASH Team Commander as soon as practical. The CRASH Team commander and jurisdictional supervisor will determine the team's utilization. If it is decided that the CRASH Team is needed, a staging area will be identified with input from the commander and jurisdictional supervisor. The CRASH Team commander shall notify the Squad Commander and lead investigator, therefore initiating the CRASH Team Dispatch. Instructions will then be passed to identify the location of the crash and staging area where the Team will brief.
- c. The CRASH Team commander will contact one or both squads, depending on the manpower needed. Text message paging will be utilized through the Weber Area Consolidated Dispatch Center to notify CRASH team members of the staging area and the time to meet with their squad leader. The squad commanders will





maintain this list.

- d. The CRASH Team commander, or designated squad leader, will immediately meet with the jurisdictional supervisor and coordinate inner and outer perimeter security if required.
- e. The inner perimeter shall stay undisturbed until the CRASH Team commander, or squad leader, and the lead investigator all arrive at the scene.
- f. The Lead investigator will be in charge of contacting or delegating the assignment of contacting the Medical Examiner, CSI, and the Drone Team (if necessary) and having them respond to the scene. It is the lead investigators' duty while on scene to control the inner perimeter and the subsequent investigation.
- g. The lead investigator and the CRASH Team commander, or designated squad leader, will assess the situation and develop a prioritized list of what needs to occur during the initial, on-scene, and follow-up investigations.
- h. The lead investigator is primarily responsible for resolving the incident and must be at the center of the information loop. The CRASH Team commander and squad leaders must work closely with the lead investigator to ensure rapid organization, direction, and information flow, especially in the critical early stages.
- i. As squad members complete their assignments, they will report to their respective squad leaders, who will continue to forward the information to the CRASH Team commander. The CRASH Team commander will communicate with the lead investigator and the county attorney representative to evaluate the investigation.
- j. In cases where the CRASH Team commander is not available to respond to an incident, the commander will designate in advance the squad leader to assume responsibilities. The squad leader assuming the duties of the task force commander will designate a squad member to serve as acting squad leader until the CRASH Team commander is briefed on the progress and details of the investigation and can resume the responsibilities of the Commander.
- k. All press releases will be referred to the agency which holds jurisdiction of the incident or jurisdictional supervisor. A press release should not be released without input from the CRASH Team commander/representative. Agencies holding jurisdiction will follow their press/media policies.
- l. All squad members involved in any aspect of the investigation will complete an "Assist OJ" written report and submit them directly through Spillman or send them to the CRASH Team commander. They will use the "CRASH TEAM"





circumstance code on all related reports. The CRASH Team commander will immediately give copies of the reports to the lead investigator. All reports will be passed along as soon as they are made available.

As the investigation moves forward and eventually closes, it is the duty of the lead investigator to work with the prosecuting entity to ensure all details and needs they require for effective prosecution are met.

- m. CRASH Team dispatch protocols will be initiated by the CRASH Team Commander or Acting Commander; after the decision has been made by the Commander and Jurisdictional supervisor to call out the CRASH Team.
  - i. The Commander or Acting Commander will contact each Squad Leader and inform them of the situation.
  - ii. Squad Leaders will decide how many squad members are required for the investigation.
  - iii. The Squad Leaders will reach out to their members to obtain the necessary squad members.

## **V. Additional Resources**

- a. Medical Examiner: As per state law, the Office of the Medical Examiner will be immediately notified on all fatal traffic accidents. The medical examiner representative will coordinate with the CRASH Team commander, the lead investigator, and the crime scene investigator at the scene before entering the inner perimeter to complete their investigative duties
- b. Crime Scene Investigations (CSI): The Weber/Morgan Crime Scene Investigation (CSI) Unit will be called on all fatal traffic accidents. The crime scene investigator will coordinate with the CRASH Team commander/representative, the lead investigator, and the medical examiner representative at the scene before entering the inner perimeter to complete their investigative duties.
- c. UAV Operations: The use of UAVs for crash reconstructions is valuable. UAV operations will be coordinated by the CRASH Team commander/squad leader and the jurisdiction supervisor in which the incident occurred. UAV pilots will comply with all Federal Aviation Administration regulations in 14 CFR Part 107 and possess a remote pilot certificate. It is also required that the remote pilot flying the UAV is familiar with the needs of the CRASH Team as it relates to evidence gathering and photograph requirements for the photogrammetry software.





- d. In the rare instance that there are multiple crashes that require a CRASH Team investigation in a single day/night and the CRASH Team is spread thin, patrol units or detectives may be utilized to assist in some of the initial investigations and will follow the squad member protocols until their investigative duties are complete.

## **VI. Misc. Protocols and Standards.**

- a. Although Members of the CRASH Team are not considered “on call” and therefore do not need to follow “on call” standards, team members should notify their Squad Leader of any planned or extended absences so the Squad Leader can notify the Team Commander and then plan accordingly if a “Call Out” occurs while that team member is away.
- b. As stipulated previously, the CRASH Team is committed to training law enforcement officers in complex traffic investigation and prosecution techniques, as well as providing effective investigation and prosecution. Therefore, a Team Member must have completed Basic Traffic Investigation as a minimum prior to joining the Team.
  - i. It is also required that Team Members that have not completed Intermediate and Advanced Traffic Investigation courses do so within their first two years of being on the CRASH team. (one course per year)
  - ii. It is also requested that those Team Members that wish to pursue further courses in Reconstruction or other Crash investigation-related areas are given the opportunities by their departments to do so.
  - iii. It is open to each department administration's discretion to further enhance its team members' requirements before allowing an officer to join the team.
- c. Agencies may loan or provide equipment to the CRASH team for use on accident investigations. Equipment may be but is not limited to drones, total station, CDR Tools, scales, paint, stroll meters, etc.
  - i. Equipment donated to the team for use will be stored or kept by the agency that initially donated it.
  - ii. If the team creates a centralized storage area or vehicle for the team to store equipment, all equipment used for investigations will be moved and stored in that facility to ensure access by any investigator in need of the equipment.



- d. Uniforms: When the CRASH Team is dispatched to a call, the following attire is appropriate
  - i. Duty Uniform: If a call-out occurs when a Team member is already on Duty, the Duty uniform is sufficient, and the Team Member does not need to change.
    - 1. Team Members may also choose to wear their duty uniform if called out when not on duty.
  - ii. Investigative/Training uniform:  
If a call-out occurs and a team member is currently off duty, they may elect to wear an investigative-style uniform consisting of 5.11 style pants, a department-issued Polo shirt, or a CRASH Team Investigative polo.
  - iii. Safety Vests  
All CRASH team members must have an orange or green safety vest in accordance with the requirements set forth by Occupational Safety and Health Administration (OSHA) to provide visibility to them while working in the roadway. The vest shall be worn on the scene/incident location.

## **VII. Compensation**

- a. A requesting agency who is a participant in this Agreement shall not be obligated beyond the terms and conditions of this Agreement to compensate the CRASH Team or Team member agencies for services rendered by or injuries to any member of the Crash Team, or for the use or damage to CRASH Team Equipment. The obligation for each Team member's compensation falls to the agency that each Member works for.

## **VIII. Scope of Jurisdiction**

- a. All participant agencies acknowledge that the territorial jurisdiction of the CRASH Team is the Weber / Morgan County Area. The signatories here to expressly authorize operations and investigations to be conducted within their respective geographic boundaries. Crash Team Members from jurisdictions other than where the investigations are, shall not be considered agents for the Jurisdiction in which the investigation is occurring, nor shall such jurisdiction assume any liability for the actions of the CRASH Team except as provided in this Agreement.
- b. Other agencies, not original Parties to this Agreement, may join the CRASH



Team with the approval of the Administrative Board. The CRASH Team may provide services, on request, to any agency without contributed members upon approval of the administrative board or Team Commander.

#### **IX. Duration and Dissolution**

- a. This Agreement shall be in effect for a period of two years, at which time it may be reviewed for any changes at the time of the review. This Agreement will be extended to a review every five years, provided, however, that:
- b. Any party may withdraw from the CRASH Team created by this Agreement by giving 30 days written notice to the administrative board.
- c. The administrative board may terminate this Agreement upon a super majority (2/3) vote of the total membership of the administrative board.
  - i. Upon withdrawal of any party, the withdrawing party shall retain any property it allowed the CRASH Team to use.
  - ii. Any period of time stated in this Agreement shall be computed from the date of this Agreement as specified above.

#### **X. Team Member Statuses**

- a. Participation on the CRASH Team is not a full-time position for an assigned Team Member, and the CRASH Team should not be considered a specialty assignment by any participating agency except as provided below.
  - i. If the Administrative Board and Council of Chiefs and Sheriffs so choose, the CRASH Team can be turned into a specialty assignment wherein its assigned team members may become full-time CRASH Team investigators.
- b. Since the CRASH Team is not considered a specialty assignment, no maximum time served stipulation will be added to this Agreement. Members may continue to serve on the CRASH Team as long as they remain in good standing with their department and team.
  - i. Good standing with the CRASH Team requires an officer to have at least assisted in 10% of all the callouts per year or one callout from the member's respective agency and follow the training stipulations outlined in Section 6.
  - ii. Removal from the CRASH Team can be initiated by either the member's



respective department administration or the CRASH Team Commander with support from the Administrative Board.

- iii. Members may also resign for any reason given that they provide their Squad Leader with 30 Days written notice, which will be forwarded to the Team Commander, then to the Administrative Board.

## **XI. Injury or Death/ Personnel Status**

- a. If any member of the CRASH Team is killed or injured while in the performance of this Agreement, outside the territorial limits of that member's office or department, it shall be treated the same as if that person were killed or injured while functioning within the person's own territorial limits. Any such injury or death will be considered in the line of duty.
  - i. Each Party shall be solely responsible for providing worker's compensation, insurance, wages and benefits, and any other claims due or claimed to be due for or from its own personnel who provide CRASH Team services under this Agreement, and each party to this Agreement shall hold the other Parties to this Agreement harmless from such responsibility and any claims arising from its personnel for such items.

## **XII. Miscellaneous**

- a. Amendment:
  - i. This Agreement may be changed, modified, or amended by written agreement of the Parties and by complying with all applicable requirements of the Interlocal Cooperation Act.
- b. Effective Date:
  - i. This Agreement shall become effective on the date above stated unless each of the items (1.) through (3.) of this section are not met as of that date, in which case this Agreement shall become effective immediately upon:
    - 1. Adoption and execution of a resolution approving this Agreement by each of the Parties;
    - 2. Approval as to form by each of the respective participant agency's attorneys; and
    - 3. Executed copies of this Agreement are placed on file with the keeper of the records of each of the Parties.
- c. Laws of Utah
  - i. It is understood and agreed by the Parties hereto that this Agreement shall be governed by the laws of the state of Utah, both as to interpretation and





performance.

d. Severability of Provisions

- i. If any provisions of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if the remaining Agreement conforms to the terms and requirements of applicable law.

e. Captions and Headings:

- i. The captions and headings herein are for the convenience of reference only and in no way define, limit, or describe the scope or intent of any sections or provisions of this Agreement.

f. Broad Construction:

- i. The Parties intend that the joint and cooperative undertaking contemplated in this Agreement be broadly construed to include all actions, undertakings, and objectives permitted or contemplated by any provision of the Interlocal Cooperation Act and any other applicable law where such provisions relate to fostering and protecting public safety. This Agreement shall be construed broadly to accomplish the purposes and objectives set forth herein and pursuant to State Law.

g. Counterparts:

- i. 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.

h. Joint and Several Liabilities

- i. All Parties are governmental entities under the Governmental Immunity Act of Utah, §§ 63G-7-101 to -904, as amended (the "Act"). There are no indemnity obligations between these Parties. Subject to and consistent with the terms of the Act, the Parties shall be liable for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this Agreement, and neither party shall have any liability whatsoever for any negligent act or omission of the other party, its employees, officers, or agents. Neither party waives any defenses or limits of liability available under the Act and other applicable laws. The Parties maintain all privileges, immunities, and other rights granted by the Act and all other applicable laws.

### **XIII. Interlocal Cooperation Act**

- a. In satisfaction of the requirements of the Interlocal Cooperation Act, §§ 11-13-101 *et seq.*, and in connection with this Agreement, the Parties agree as follows:



- This Agreement shall be approved by each party pursuant to § 11-13-202.5;
- This Agreement shall be reviewed as to the proper form and compliance with applicable law by an authorized attorney on behalf of each party pursuant to § 11-13-202.5;
- An executed original counterpart shall be filed with the keeper of records for each party pursuant to § 11-13-209;
- The term of this Agreement shall not exceed fifty (50) years pursuant to § 11-13-216 of the Interlocal Cooperation Act;
- No separate legal entity is created by the terms of this Agreement. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such party shall do so in the same manner that it deals with other property of such party; and
- Except as otherwise specifically provided herein, each party shall be responsible for its own costs of any action taken pursuant to this Agreement and for any financing of such costs.





# HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100  
www.cityofharrisville.com

MAYOR:  
Michelle Tait

COUNCIL MEMBERS:  
Grover Wilhelmsen  
Steve Weiss  
Blair Christensen  
Max Jackson  
Kenny Loveland

## Staff Report

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Harrisville RAMP Grant  
2023 Regular Grant Application  
Main Park Playground Equipment  
January 4, 2023

To: Harrisville City Council  
From: Jennie Knight, City Administrator  
RE: 2023 Regular RAMP Grant Application and Request for Matching Funds

### A. Summary.

Staff is requesting up to \$32,000 from Capital Project Funds to match potential Weber County RAMP Grant award to replace the Main Park playground equipment that was removed several years ago. The grant application has been completed and upon approval of the City Council will be submitted by the January 13, 2023 deadline.

### B. Background and Analysis.

In the Fall of 2019, Harrisville City Recreation Department removed old playground equipment from the Harrisville Main Park due to cracking of the paint coating which was posing a hazard to the health, safety, and welfare of the children using the equipment. The remaining playground equipment is for children aged 12 years and above. The city staff has been preparing the 2023 Regular RAMP grant application and the city has received a private donation to help replace the removed equipment. Attached is the budget and funding allocation for the project for Council's review.

### C. Request for Funding.

Staff is requesting up to \$32,000 from Capital Project Funds be approved to meet the matching funds requirement for the 2023 Regular RAMP Grant application subject to the grant being awarded for the Main Park Playground equipment replacement.



## 2023 Harrisville Main Park Playground RAMP Grant Application

### Budget & Funding Allocation Projection

Project Expense	RAMP \$\$\$ Allocation	Other \$\$\$ Allocation	Who will receive the money?	Who will pay this expense?	Notes
Removal of Old Bark and weed fabric		\$540.00	Harrisville Parks and Recreation Dept	Harrisville City General Fund	27 hours of labor @ \$20/hr.
Cost of Fuel for Equipment		\$200.00	Harrisville Parks and Recreation Dept	Harrisville City General Fund	Fuel Costs
Playground Equipment	\$42,452.00	\$672.00	Lucky Dog Recreation	RAMP Grant and Harrisville City Capital Projects Fund	
Installation of fabric		\$2,250.00	Lucky Dog Recreation	Harrisville City Capital Projects Fund	
Blown in surface		\$22,600.00	Lucky Dog Recreation	Harrisville City Capital Projects Fund	
Professional Installation		\$13,200.00	Lucky Dog Recreation	\$10,000 private donation and \$3,200 from Harrisville City Capital Projects Fund	

Project Revenue	RAMP \$\$\$ Allocation	Other \$\$\$ Allocation	Are Funds Secured/Pending	Funding Type (i.e. Cash, In-Kind, Volunteer)	
RAMP	\$42,452.00		Pending	Cash	
Wilhelmsen Family Donation		\$10,000.00	Secured	Cash	
Harrisville General Fund		\$740.00	Secured	Cash	27 hours of labor @ \$20/hr. + fuel costs
Harrisville Capital Projects Funds		\$31,712.00	Secured	Cash	
Subtotals	\$42,452.00	\$42,452.00			
Project Total	50% RAMP Contribution	50% Applicant Contribution	\$84,904.00		