



HARRISVILLE CITY

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

PLANNING COMMISSION:

Nathan Averill
Chad Holbrook
William Smith
Brad Elmer
Jordan Read

**Harrisville City Planning Commission
Harrisville City Offices
Wednesday, January 10, 2024**

**AMENDED AGENDA
Zoom Meeting Link
Meeting ID: 824 6873 6901
Passcode: 152691**

- 1. CALL TO ORDER**
- 2. CONSENT APPROVAL** – of Planning Commission minutes from December 13, 2023.
- 3. DISCUSSION/ACTION/RECOMMEND** – to recommend approval of Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, and 11-027-0024, located at approximately 265 E Larsen Lane.
- 4. DISCUSSION/ACTION/RECOMMEND** – to grant preliminary plat approval of Dixon Creek Park Subdivision Phases 1 located at approximately 1300 N Washington Blvd.
- 5. PUBLIC COMMENTS – (3 minute maximum)**
- 6. COMMISSION/STAFF FOLLOW-UP.**
- 7. ADJOURN.**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting 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 (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.



Harrisville City Planning Commission Minutes

Harrisville City Offices

Wednesday, December 13, 2023

Commissioners: Nathan Averill
Chad Holbrook
Bill Smith
Jordan Read

Staff: Jennie Knight (City Administrator)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works Director)

Excused: Brad Elmer

Visitors: Glade McCombs, Aaron Field, Tawna Field, Nancy Field, Gerald McBride, Emma Field, Greg Montgomery, Madalyn Haas, Joshua Haas, Shannon Rich.

1. CALL TO ORDER

Chair Averill welcomed all in attendance. He excused Commissioner Brad Elmer.

2. CONSENT APPROVAL – of Planning Commission minutes from November 8, 2023.

MOTION: Commissioner Holbrook motioned to approve Planning Commission minutes from November 8, 2023. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

3. PUBLIC HEARING – the Harrisville Planning Commission will hold a public hearing to take comments for and/or against Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, and 11-027-0024, located at approximately 265 E Larsen Lane.

Chair Averill opened the public hearing and reviewed the rules for a public hearing. Chair Averill asked Jennie Knight, City Administrator, to introduce the item. Ms. Knight reviewed the proposed amendment and how consideration would benefit the newly adopted moderate-income housing strategies and why this area was not on the Mixed-use Infill map originally.

MOTION: Commissioner Read motioned to open the public hearing. Commissioner Smith seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

Greg Montgomery presented his concerns to the commissioners as to why he disagrees with the proposed amendment and how he feels Harrisville does not have a corridor defined as “Major Transit Corridor”. He said this does not comply with land use policies and gave additional suggestions for compliance with Moderate-income provisions. He suggested the Commission update the Mixed-use ordinance to include specific standards for compatibility and context with existing development.

Aaron Field began with explaining his family has enjoyed multi-generation living in this area and feels the land around them needs to remain a small-town-family community with spacious single-family home lots.

Madalyn Haas stated her concerns on increased transient pedestrian traffic which has directly affected her and her family already, along with the increase of auto traffic flow on Larsen Lane.

Tawna Field expressed the change to the overlay map will not benefit the city nor its residents. She feels the city is allowing someone else to dictate what Harrisville needs are.

Josh Haas echoed the prior comments. He asked for the commissioners to deny the ordinance and rethink the plan.

Shannon Rich stressed her concerns on the increased pedestrian traffic on her property. She would like to see things remain the same.

Nancy Field said she has been a long-time resident of the community. She misses her views and the peace enjoyed over the years from her residence and explained the impact development has had on her property. She expressed her concerns for the pedestrian traffic as well by transient traffic and delivery driver issues.

MOTION: Commissioner Read motioned to close the public hearing. Commissioner Holbrook seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

- 4. DISCUSSION/ACTION/RECOMMEND – to recommend approval of Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, and 11-027-0024, located at approximately 265 E Larsen Lane.**

Chair Averill asked Ms. Knight to address the comments which were delivered to the city this

afternoon and the comments received during the public hearing, along with the staff memo dated November 30, 2023. She gave background on staff's discussion with the Department of Workforce Services to determine which moderate income housing strategies would be most efficiently implemented from the 24 options allowed under state law. The majority of these strategies are directed towards large municipalities who have a variety of funding options and flexibility to "waive fees" associated with development. The small cities have limited options to choose from that would not have a detrimental effect on the revenue sources the city depends on.

Particularly since the city implemented the 166% property tax increase in 2022, the city administration has been diligently working to address the public concerns to allow more businesses or revenue building options to eliminate any future need to raise property taxes. The recommendations given from the Department of Workforce Services is to adapt the large city strategies to the local level to provide benchmarks for compliance for the adopted strategies. For example, Harrisville does not currently have a "Major Transit Investment Corridor, but we do have transportation corridors which are defined in our Transportation Master Plan as "Major Collector" roads. Using the interpretation recommended by the Department of Workforce Services to adapt the large city strategies to a small city, Larsen Lane has been identified as a "Major Collector".

With regard to the proximity of this proposed area to "Commercial Centers", staff disagrees that the separation of this proposed location by a roadway and berm, prevents this area from being identified as "near commercial centers". It is geographically closer than a lot of other areas within the city boundaries. Good planning principles not only include the impact on existing circumstances but also consider the future development of the area. The proposed area is situated adjacent to "Future Commercial" development on Washington Blvd. The proposed development will be a much needed transition between the eventual Commercial development on the east and the existing single-family homes on the west. All future commercial developers require a certain number of "rooftops" to justify the development of commercial properties. The future use of the land to the east will eventually become commercial.

Additionally, there are some infrastructure issues with connectivity to Larsen Lane. The sewer in Larsen Lane is owned by Ogden City and they are currently limiting the connections allowed to this area. Staff has been brainstorming future solutions to remedy this but have not had success on partnering with Ogden for potential solutions. To address the infrastructure needs in this area, connectivity to a city owned sewer is necessary, which is why the property on the south is included in this proposal. There is also no secondary water in this area. Allowing smaller lots will reduce the amount of secondary water necessary to service the area. The current Mixed-use Ordinance allows for the negotiation of these projects which ultimately results in projects that benefit the community overall. Of the three previously negotiated mixed use development in the city, all have a community benefit element included.

Accessory Dwelling Units are not commonly developed by developers. This option is typically utilized by private property owners to allow not only for more density in existing zones, but also additional income to the private property owner. Although we adopted an internal accessory dwelling unit ordinance in 2021, the city has not seen the anticipated utilization of this option for current home owners that was expected.

Although the Governor's proposed budget includes financing options for the development of single-family housing, the current residential code standards for single family homes in Harrisville

is not cost effective to meet “affordable housing” options. In other words, building homes on minimum ¼ acre lots with the 25 feet setback requirements, does not allow for viability on current developments. The only other option included in the Land Use Code is for Mixed Use developments.

The cluster development ordinance, has been discussed over the last six months with this proposed development. Unfortunately, the cluster development requires “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 apply.” The smallest zone allowed under the residential land use code is R-1-10 which requires 90 feet frontage and 15 ft setbacks. With the cost of inflation on development, these requirements make the proposed development not viable.

The city has limited future commercial development area, and if the city allows housing to be included in the commercial development areas, we will not meet the goal of balancing future property tax needs. Which would likely result in increased property taxes rather than having a healthy balance between property and sales taxes. The Mixed-use Ordinance lack of standards was intended at the time of adoption. In fact, this ordinance was recommended and written by a land use attorney. By allowing staff to negotiate these Mixed-use developments, we can apply specific considerations to the adjacent land uses. These developments are guided by Master Development Agreements which must be negotiated to the benefit of the surrounding community and Harrisville at large.

Unfortunately, large single family home developments are experiencing difficulty selling homes. In fact, recently Ashlar Cove (across the street from City Hall) is currently being sold to a different developer because they have been unable to sell lots. The market is showing people do not want large lots.

Through the committee meetings on Mixed-use developments, staff is able to identify and negotiate the impact on current residential homes by buffering mixed use areas.

Chair Averill invited the developer, Glade McCombs, to stand and give an example of how the proposed project will potentially look to answer any concerns presented by the public comments. Mr. McCombs explained the developer’s intent and touched on another project the developer is negotiating with the city. He stated firmly there is no intention to build commercial development within either project since it is not allowed by ordinance. He touched on the moderate-income housing requirements and how the developer is including this within both projects.

The commissioners gave discussion on the proposed ordinance with consideration to the public comments received.

MOTION: Commissioner Holbrook motioned to table the recommended approval of Harrisville Ordinance 549; an amendment to the Mixed-use/Infill General Plan Map to include Weber County Parcels #11-027-0104, #11-027-0118, #11-027-0023, #11-027-0022, #11-027-0004, and #11-027-0024, located at approximately 265 E Larsen Lane to gather more information. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Jordan Read	Yes

All voted in the affirmative.

Commissioner Read was excused from the meeting at 7:56 PM.

5. PUBLIC COMMENTS – (3 minute maximum)

Aaron Field asked the question as to why change the zoning on these parcels. Chair Averill replied this allows a higher density. Aaron Field suggested the city consider reducing lot size requirements and expressed his disapproval of the developer to the west of his property.

Greg Montgomery revisited his comments on the lack of standards included in the Mixed-use ordinance and why the cluster development ordinance would not be an option. He encouraged the Commission to consider alternate options for developments and meeting the moderate-income housing needs.

Madalyn Haas reiterated prior comments and asked the Commission to consider the future of the land use.

Josh Haas is pleased to see the developer plans to place something other than townhomes or apartments. He encouraged the Commission to consider the comments by residents in this decision. He would like to see smaller homes and affordable housing.

Glade McCombs addressed some of the concerns mentioned during the public comment period. He pointed out the public comments were initially against townhomes and apartments. Once the development concept was explained which includes single family housing, the comments shifted to the size of the homes. He expressed his confusion as to real concern.

Commissioner Holbrook asked Mr. Montgomery what suggestions he has for where moderate-income housing should be in the city and how do we meet the state requirements.

Greg Montgomery feels the houses offered are too big and need to be smaller. He reiterated his concerns on the moderate-income housing placed on the municipalities by the state.

6. COMMISSION/STAFF FOLLOW-UP.

Ms. Knight explained the difficulty with application of the cluster development ordinance. The only successful concepts have been in areas where the flood zone affects large portions of the property. She reminded the Commissioners of the City's focus on the six adopted moderate income housing strategies the state will require compliance with in the future. She encouraged residents who are frustrated with these mandates to contact their state legislators.

She informed the Commission of the upcoming City Council/Planning Commission Retreat which will be held on January 23, 2024 from 6pm to 8pm. Annual training will be given along with

budget discussions for the next fiscal year. City goals for 2024 will also be reviewed.

7. ADJOURN.

Chair Averill declared the meeting adjourned at 8:21 pm.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder

DRAFT



HARRISVILLE CITY

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

PLANNING
COMMISSION:

Nathan Averill
Chad Holbrook
William Smith
Brad Elmer
Jordan Read

Staff Report

Dixon Creek Park Subdivision
Preliminary Subdivision Approval
January 3, 2024

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Dixon Creek Park Mixed-Use Preliminary Subdivision Approval

A. Summary.

On December 7, 2023, an application was received from D.R. Horton for preliminary subdivision approval for the Dixon Creek Park Mixed-Use Subdivision, located at approximately 1300 North Washington Blvd. The submitted application is consistent with the Master Development Agreement (MDA) and are outlined in the Analysis of this report.

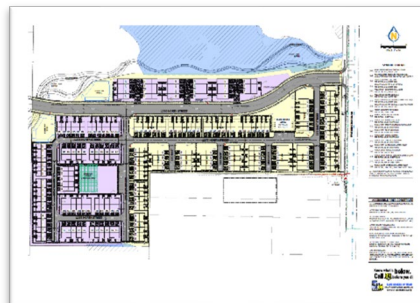
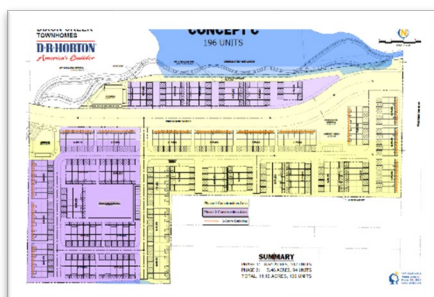
B. Background.

On May 10, 2022, the City Council adopted the MDA for Dixon Creek Park Mixed-use Development. Preliminary Subdivision approval was granted on August 16, 2022 for phases 1 through 5. On November 12, 2023, Harrisville City Council adopted Ordinance 548; which amended exhibits B-1, B-2, C, E-2, G, and L of the MDA. The proposed preliminary subdivision application comes with a positive recommendation from the Administrative Land Use Authority at their December 12, 2023 meeting.

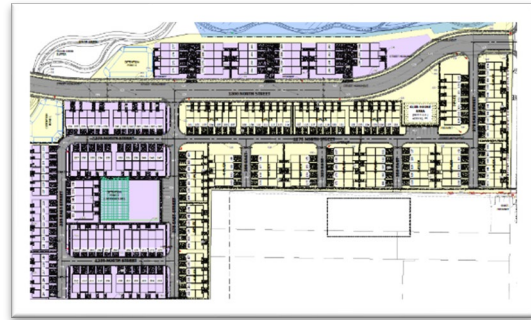
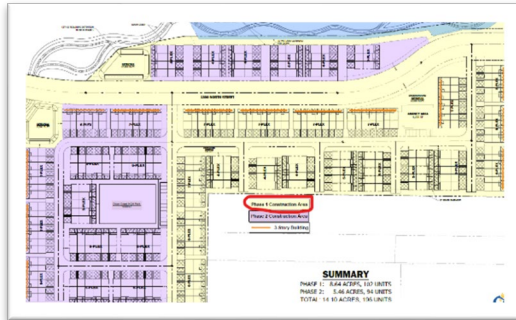
C. Analysis.

The following exhibits contrast the MDA rendering of the proposed residential phases of the development against the preliminary subdivision plat application.

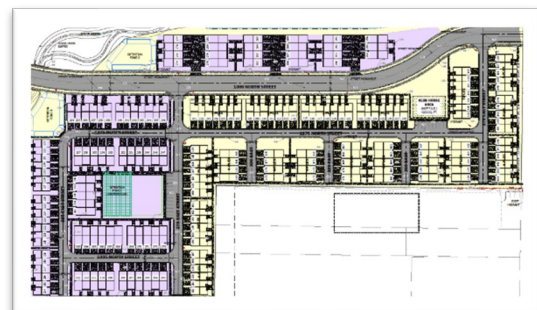
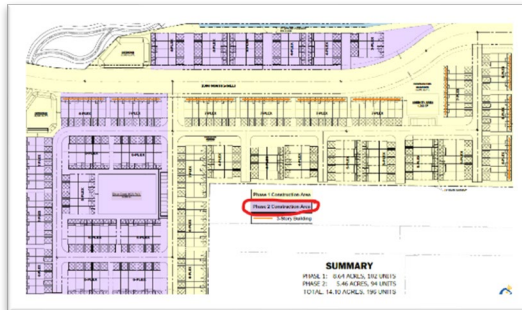
1. MDA Exhibit B-2 Phasing Map contrasted with Preliminary Plat Application.



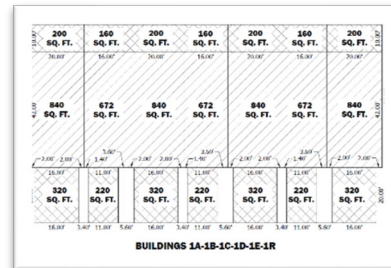
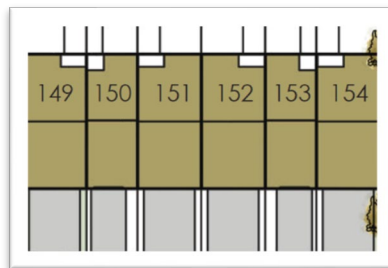
- Phase 1 as outlined in yellow in the MDA contrasted with Phase 1 in Preliminary Plat Application.



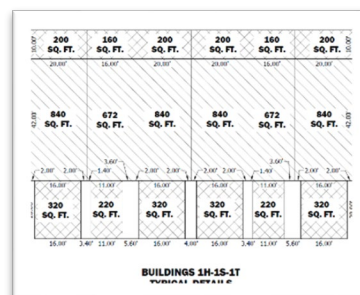
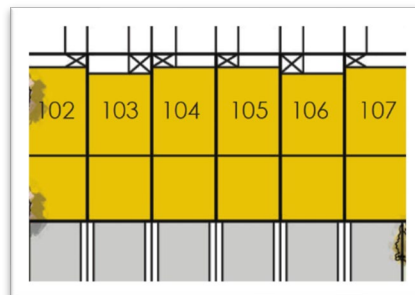
- Phase 2 as outlined in purple in the MDA contrasted with Phase 2 in Preliminary Plat Application. Phase 2 is not ready for review at this time. See Engineer Memo.



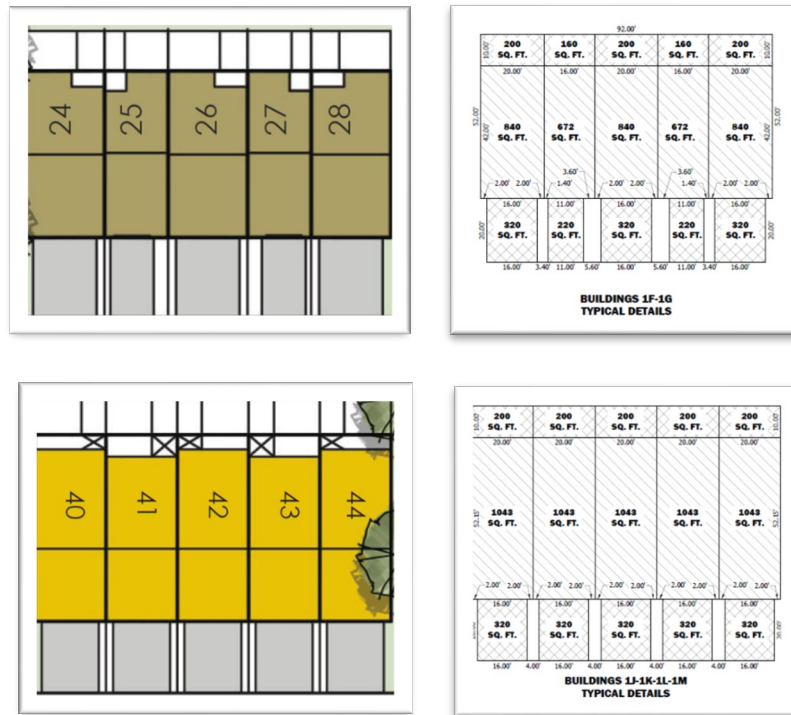
- Proposed 7-unit buildings as outlined in the MDA contrasted with Preliminary Plat Application.



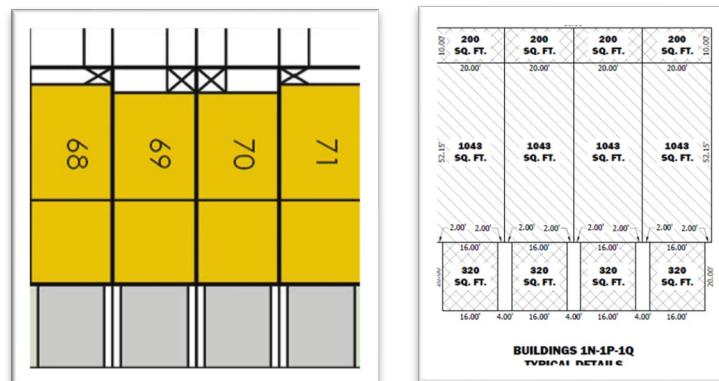
- Proposed 6-unit buildings as outlined in the MDA contrasted with Preliminary Plat Application.



6. Proposed 5-unit buildings as outlined in the MDA contrasted with Preliminary Plat Application.



7. Proposed 4-unit buildings as outlined in the MDA contrasted with Preliminary Plat Application.



D. Recommendation.

Staff recommends granting preliminary subdivision approval for the Dixon Creek Park Subdivision Phases 1 based on compliance with the Master Development Agreement dated May 17, 2022 and adopted amendments in Harrisville Ordinance 548, subject to the City Engineer's Memo dated January 4, 2024, compliance to Title 12 of the Harrisville Municipal Code, and any other staff or agency comments.

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matt Robertson, City Engineer

RE: **DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1
Preliminary Plat Submittal**

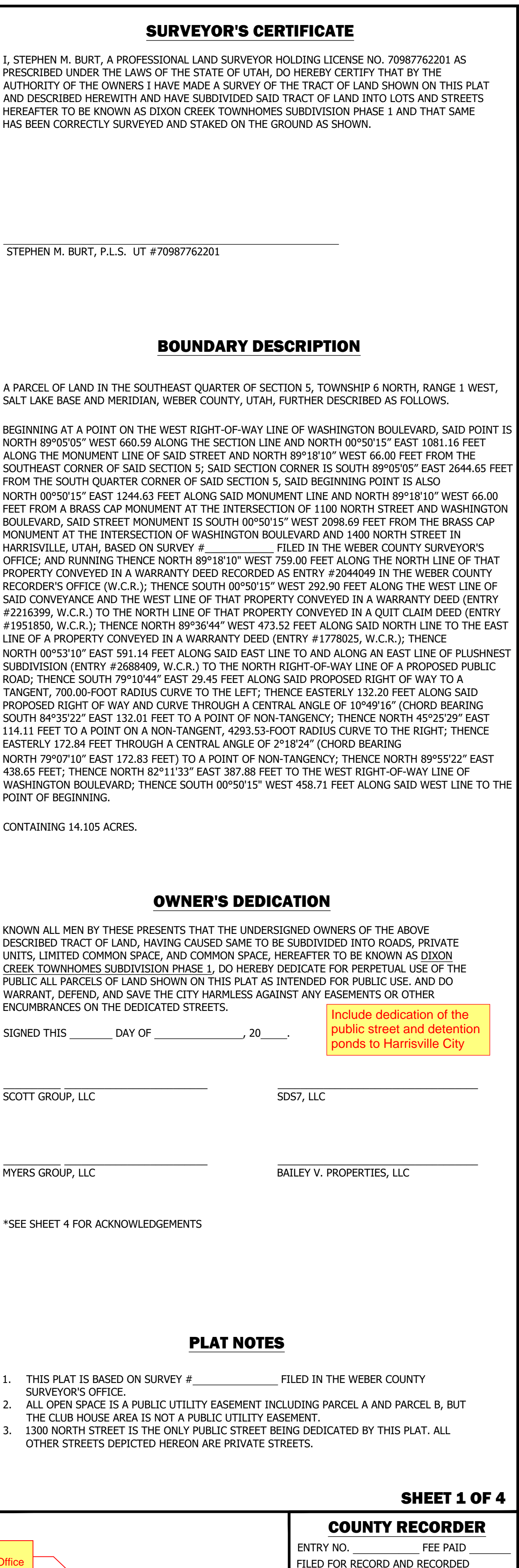
Date: January 4, 2024

Our office has completed a review of the preliminary subdivision plat for the referenced development located in the mixed-use zone at approximately 1300 North Washington Blvd. This preliminary plat is a revision based on the changes made to the amended Master Development Agreement for this mixed-use project. The Developer is proposing to break up the multi-family residential development area of this development into two phases and this preliminary plat is for the first phase. This phase will include the construction of one public street (1300 North) which will connect from Washington Blvd. to an existing city street stub; all other streets shown will be private.

We have reviewed the preliminary plat and have made comments on the plat that will need to be resolved with the City's Administrative Land Use Authority prior to final approval. We recommend preliminary approval of the plat at this time with the following comments to be completely addressed prior to final approval:

1. Submit the plat to the Weber County Surveyor's Office for review and receive approval of the plat from their office. Include a signature block for them on the plat.
2. Show the parcels on the plat that are to be dedicated to Harrisville City for the detention basins on 1300 North and include them in the Owner's Dedication along with the public road.
3. Show the public street right-of-way width on the plat.
4. Check the traffic study and the estimated queue lengths on 1300 North at Washington Blvd. to verify that the proposed 375 East connection won't be blocked by vehicles waiting to turn on to Washington. If there will be a conflict, then this connection may need to move to the west.
5. Add addresses for the individual lots as provided by our office.
6. The exhibits in the original MDA and the memo to amend the MDA state that every unit will have 2-car garages. A total of 36 units between Phase 1 and Phase 2 are shown with a single-car garage and driveway. This needs to be verified as acceptable with the City.

The comments listed in this memo and on the submitted plat are for the preliminary plat review only and additional comments and requirements will be provided as necessary on the final plat and improvement drawings as the Developer works with the City toward final approval. Please let me know if you have any questions.



BUILDING 1A				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
101	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
102	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
103	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
104	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
105	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
106	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
107	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	

BUILDING 1B				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
108	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
109	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
110	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
111	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
112	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
113	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
114	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	

BUILDING 1C				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
115	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
116	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
117	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
118	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
119	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	
120	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.	
121	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.	

BUILDING 1M				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
167	XXXX NORTH 325 EAST	840 SQ. FT.	520 SQ. FT.	
168	XXXX NORTH 325 EAST	672 SQ. FT.	380 SQ. FT.	
169	XXXX NORTH 325 EAST	840 SQ. FT.	520 SQ. FT.	
170	XXXX NORTH 325 EAST	672 SQ. FT.	380 SQ. FT.	
171	XXXX NORTH 325 EAST	840 SQ. FT.	520 SQ. FT.	

BUILDING 1N				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
172	XXXX NORTH 325 EAST	1043 SQ. FT.	520 SQ. FT.	
173	XXXX NORTH 325 EAST	1043 SQ. FT.	520 SQ. FT.	
174	XXXX NORTH 325 EAST	1043 SQ. FT.	520 SQ. FT.	
175	XXXX NORTH 325 EAST	1043 SQ. FT.	520 SQ. FT.	

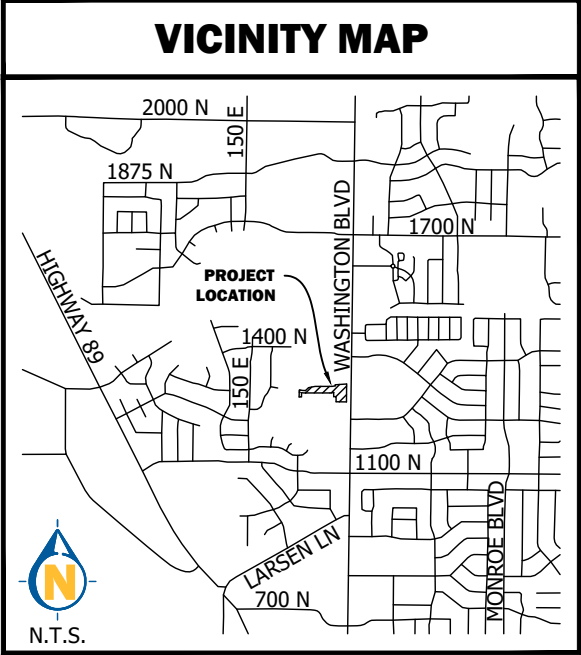
BUILDING 1P				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
176	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	
177	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	
178	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	
179	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	

BUILDING 1Q				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
180	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	
181	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	
182	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	
183	XXXX NORTH 300 EAST	1043 SQ. FT.	520 SQ. FT.	

BUILDING 1R				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
184	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
185	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
186	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
187	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
188	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
189	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
190	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	

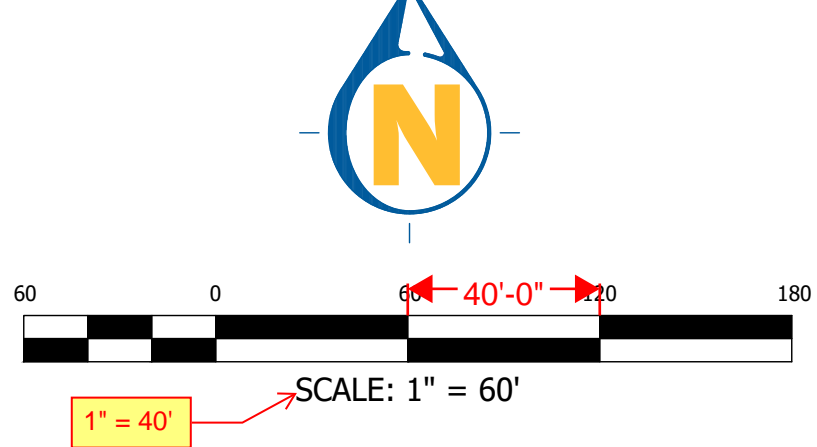
BUILDING 1S				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
191	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
192	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
193	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
194	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
195	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
196	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	

BUILDING 1T				
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA	
197	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
198	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
199	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
200	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	
201	XXXX NORTH 275 EAST	672 SQ. FT.	380 SQ. FT.	
202	XXXX NORTH 275 EAST	840 SQ. FT.	520 SQ. FT.	



DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH
DECEMBER 2023

MATCHLINE: SEE SHEET 2 OF 4
MATCHLINE: SEE SHEET 3 OF 4



LEGEND	
PROPERTY LINE	_____
UNIT LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	-----
PRIVATE AREA	
COMMON AREA & P.U.E.	
LIMITED COMMON AREA	
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79° 10' 44"E	29.45'
L2	S79° 10' 44"E	24.20'
L3	S79° 10' 44"E	18.94'
L6	N90° 00' 00"W	24.00'
L7	N90° 00' 00"W	24.00'
L8	N90° 00' 00"W	24.00'
L9	S89° 58' 49"W	15.00'
L10	N90° 00' 00"E	15.01'
L14	N35° 08' 11"W	11.28'
L15	S20° 01' 59"W	30.63'
L16	N17° 10' 24"W	21.03'
L17	N21° 48' 05"W	10.77'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	700.00'	132.20'	010° 49' 16"	S84° 35' 22"E	132.01
C2	4293.53'	172.84'	002° 18' 24"	N79° 07' 10"E	172.83
C5	730.00'	137.87'	010° 49' 16"	S84° 35' 22"E	137.67
C11	760.00'	143.54'	010° 49' 16"	S84° 35' 22"E	143.32
C12	760.00'	63.27'	004° 46' 11"	S87° 36' 55"E	63.25
C13	760.00'	80.27'	006° 03' 05"	S82° 12' 17"E	80.23
C23	10.00'	15.71'	090° 00' 00"	S45° 00' 00"W	14.14
C24	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C25	10.00'	15.71'	090° 00' 00"	S45° 00' 00"W	14.14
C26	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C27	20.00'	31.42'	090° 00' 00"	S45° 00' 00"W	28.28
C28	4.01'	6.28'	089° 48' 56"	N44° 57' 15"W	5.66
C29	3.99'	6.26'	090° 00' 00"	N45° 00' 00"E	5.64
C30	20.00'	31.40'	089° 56' 47"	N44° 58' 24"W	28.27
C31	20.00'	31.42'	090° 00' 00"	S45° 00' 00"W	28.28
C32	20.00'	31.42'	090° 00' 00"	S45° 00' 00"E	28.28
C37	44.00'	27.45'	035° 44' 19"	S40° 35' 52"W	27.00

SHEET 2 OF 4

COUNTY RECORDER

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

COUNTY RECORDER
BY: _____ (DEPUTY)



BUILDING 1D			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
122	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.
123	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.
124	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.
125	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.
126	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.
127	XXX WEST 1275 NORTH	672 SQ. FT.	380 SQ. FT.
128	XXX WEST 1275 NORTH	840 SQ. FT.	520 SQ. FT.

BUILDING 1E			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
129	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
130	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
131	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
132	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
133	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
134	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
135	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.

BUILDING 1F			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
136	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
137	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
138	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
139	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
140	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.

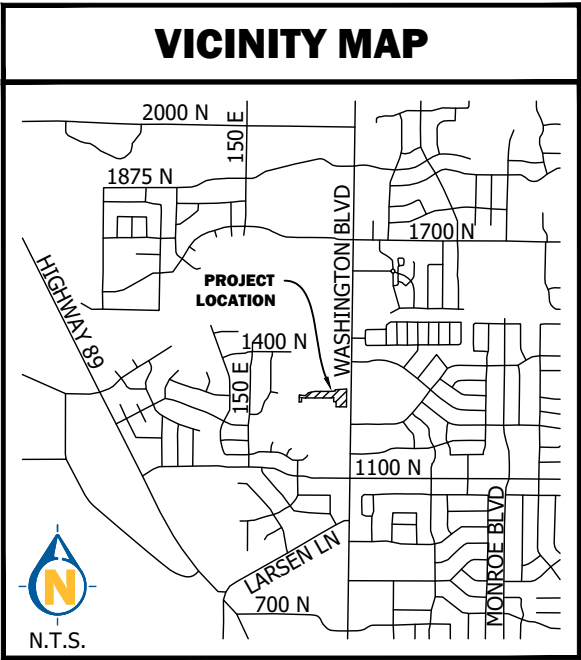
BUILDING 1G			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
141	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
142	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
143	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
144	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
145	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.

BUILDING 1H			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
146	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
147	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
148	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
149	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
150	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
151	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.

BUILDING 1J			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
152	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
153	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
154	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
155	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.
156	XXXX NORTH 375 EAST	672 SQ. FT.	380 SQ. FT.
157	XXXX NORTH 375 EAST	840 SQ. FT.	520 SQ. FT.

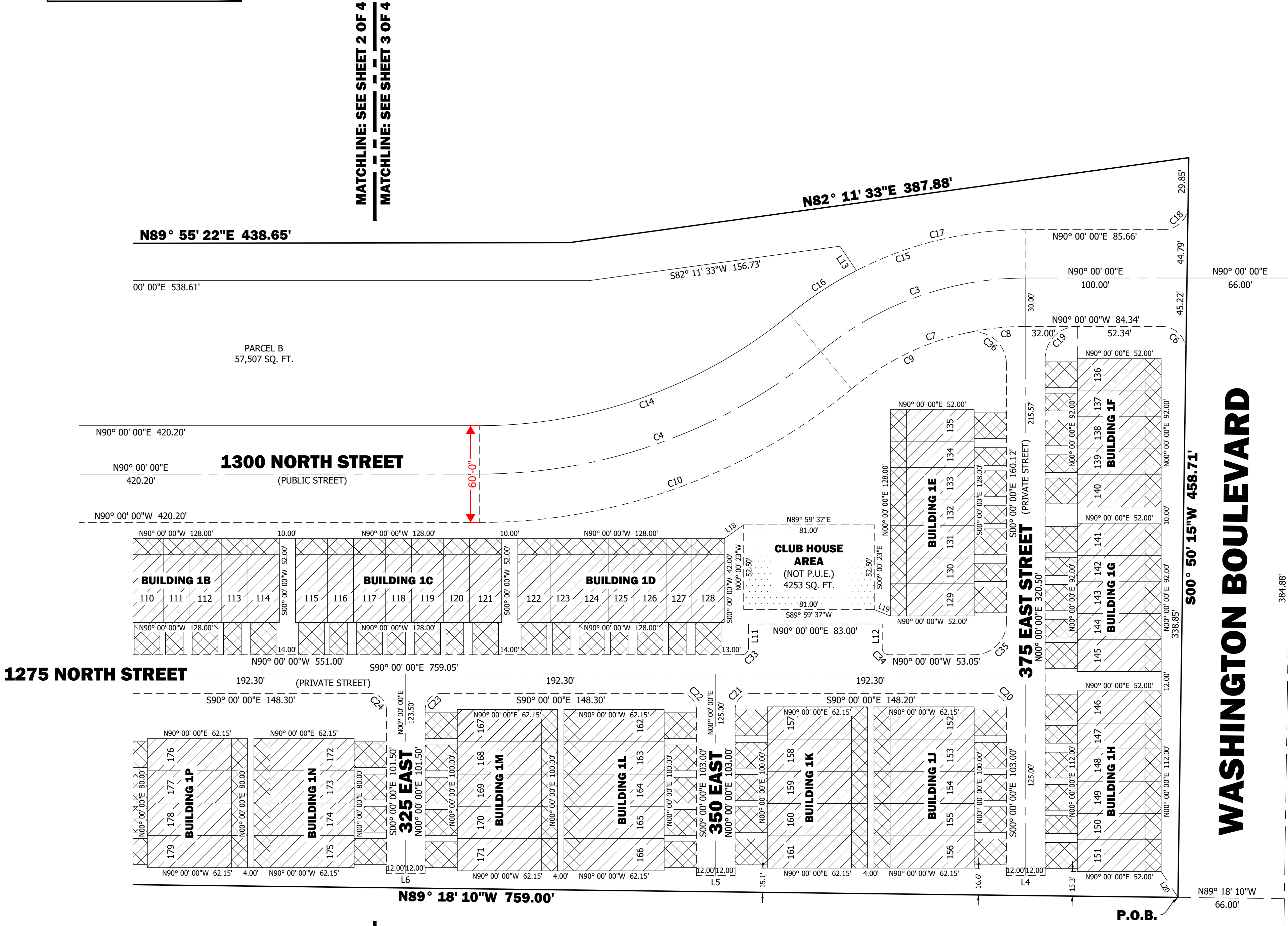
BUILDING 1K			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
157	XXXX NORTH 350 EAST	840 SQ. FT.	520 SQ. FT.
158	XXXX NORTH 350 EAST	672 SQ. FT.	380 SQ. FT.
159	XXXX NORTH 350 EAST	840 SQ. FT.	520 SQ. FT.
160	XXXX NORTH 350 EAST	840 SQ. FT.	520 SQ. FT.
161	XXXX NORTH 350 EAST	672 SQ. FT.	380 SQ. FT.

BUILDING 1L			
UNIT	ADDRESS	PRIVATE AREA	LIMITED COMMON AREA
162	XXXX NORTH 350 EAST	840 SQ. FT.	520 SQ. FT.
163	XXXX NORTH 350 EAST	672 SQ. FT.	380 SQ. FT.
164	XXXX NORTH 350 EAST	840 SQ. FT.	520 SQ. FT.
165	XXXX NORTH 350 EAST	840 SQ. FT.	520 SQ. FT.
166	XXXX NORTH 350 EAST	672 SQ. FT.	380 SQ. FT.



DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH
DECEMBER 2023



LEGEND

PROPERTY LINE _____

UNIT LINE _____

ADJACENT PROPERTY _____

ROAD CENTERLINE _____

SECTION LINE _____

TIE TO MONUMENT _____

EASEMENT LINE - - - - -

PRIVATE AREA

COMMON AREA & P.U.E.

LIMITED COMMON AREA

RECORD CALLS ()

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●

FOUND PROPERTY MARKER (AS NOTED) ○

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	N90° 00' 00"W	24.00'
L5	N90° 00' 00"W	24.00'
L6	N90° 00' 00"W	24.00'
L11	N00° 00' 00"E	15.00'
L12	S00° 00' 00"W	15.00'
L13	N34° 16' 41"W	18.27'
L18	N54° 47' 16"E	14.74'
L19	S68° 09' 14"E	10.77'
L20	S32° 56' 02"E	19.10'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3	200.00'	137.79'	039° 28' 28"	S70° 15' 46"W	135.08
C4	333.00'	229.42'	039° 28' 28"	N70° 15' 46"E	224.91
C6	15.00'	23.78'	090° 50' 15"	N44° 34' 52"W	21.37
C7	170.00'	117.12'	039° 28' 28"	S70° 15' 46"W	114.82
C8	170.00'	36.55'	012° 19' 04"	S83° 50' 28"W	36.48
C9	170.00'	80.58'	027° 09' 24"	S64° 06' 14"W	79.82
C10	363.00'	250.09'	039° 28' 28"	N70° 15' 46"E	245.18
C14	303.00'	208.75'	039° 28' 28"	N70° 15' 46"E	204.65
C15	230.00'	158.46'	039° 28' 28"	S70° 15' 46"W	155.35
C16	230.00'	49.39'	012° 18' 15"	S56° 40' 39"W	49.30
C17	230.00'	109.07'	027° 10' 13"	S76° 24' 53"W	108.05
C18	15.00'	23.34'	089° 09' 45"	N45° 25' 08"E	21.06
C19	20.00'	31.42'	090° 00' 00"	S45° 00' 00"W	28.28
C20	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C21	10.00'	15.71'	090° 00' 00"	S45° 00' 00"W	14.14
C22	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C23	10.00'	15.71'	090° 00' 00"	S45° 00' 00"W	14.14
C24	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C33	4.00'	6.28'	090° 00' 00"	N45° 00' 00"E	5.66
C34	4.00'	6.28'	090° 00' 00"	S45° 00' 00"E	5.66
C35	20.00'	31.42'	090° 00' 00"	N45° 00' 00"E	28.28
C36	20.00'	35.72'	102° 19' 04"	N51° 09' 32"W	31.16

COUNTY RECORDER

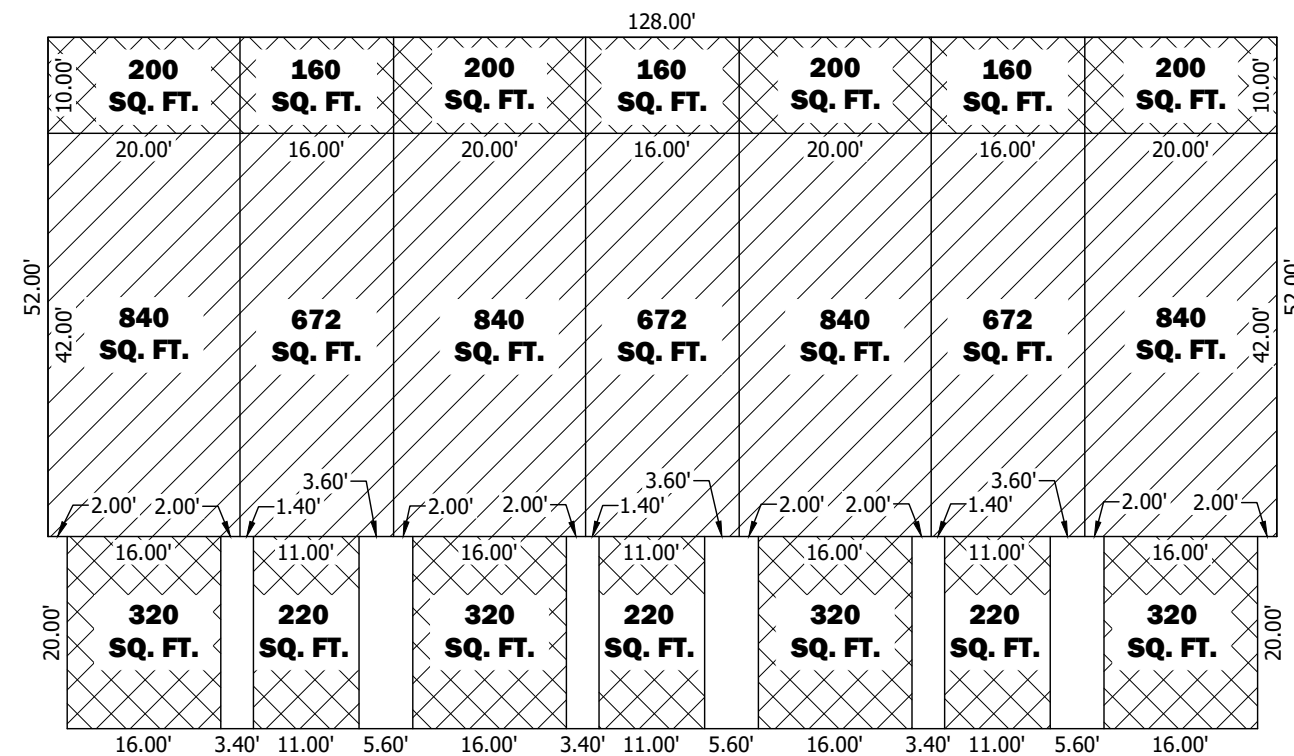
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN _____ BOOK _____ OF _____
OFFICIAL RECORDS, AT PAGE _____
RECORDED FOR: _____

COUNTY RECORDER
BY: _____ (DEPUTY)

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #2171001 12/04/2023 SMB

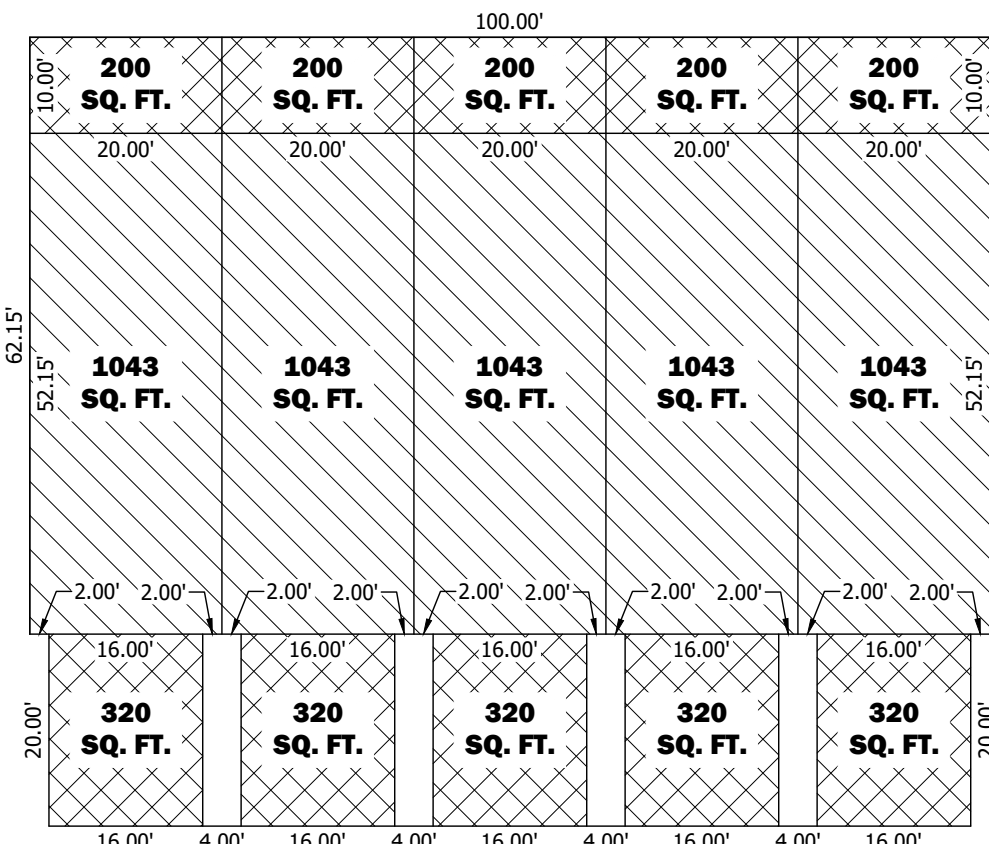
DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH
DECEMBER 2023

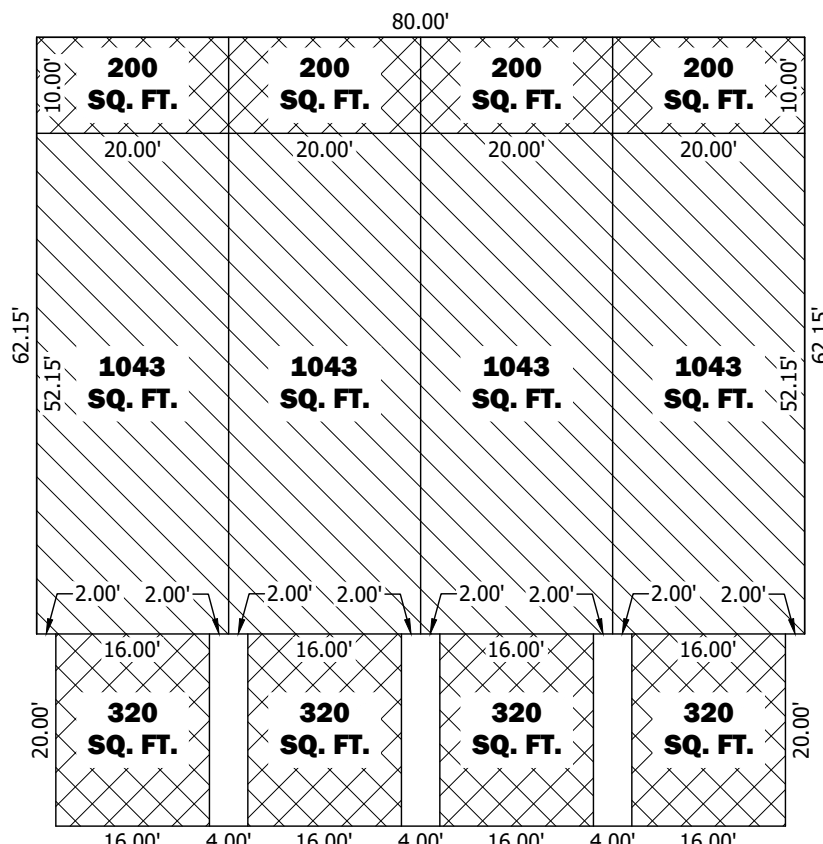


BUILDINGS 1A-1B-1C-1D-1E-1R
TYPICAL DETAILS

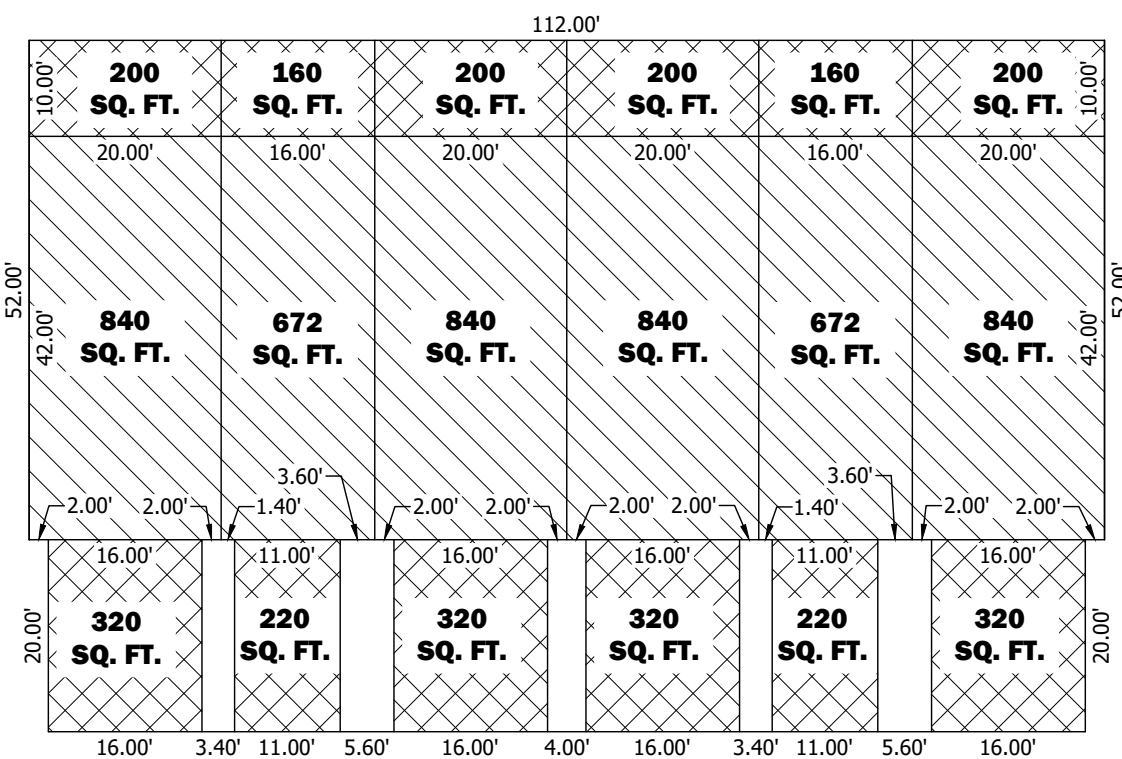
The exhibits in the original MDA show a 2-car garage on all units. The memo from DR Horton requesting an amendment to the MDA also states that all units will have a 2-car garage. These building details show some single car garages. It appears that 36 of the units will be single car garage and driveway instead of the 2-car garages. Double-check with the City that this is acceptable with the terms of the MDA.



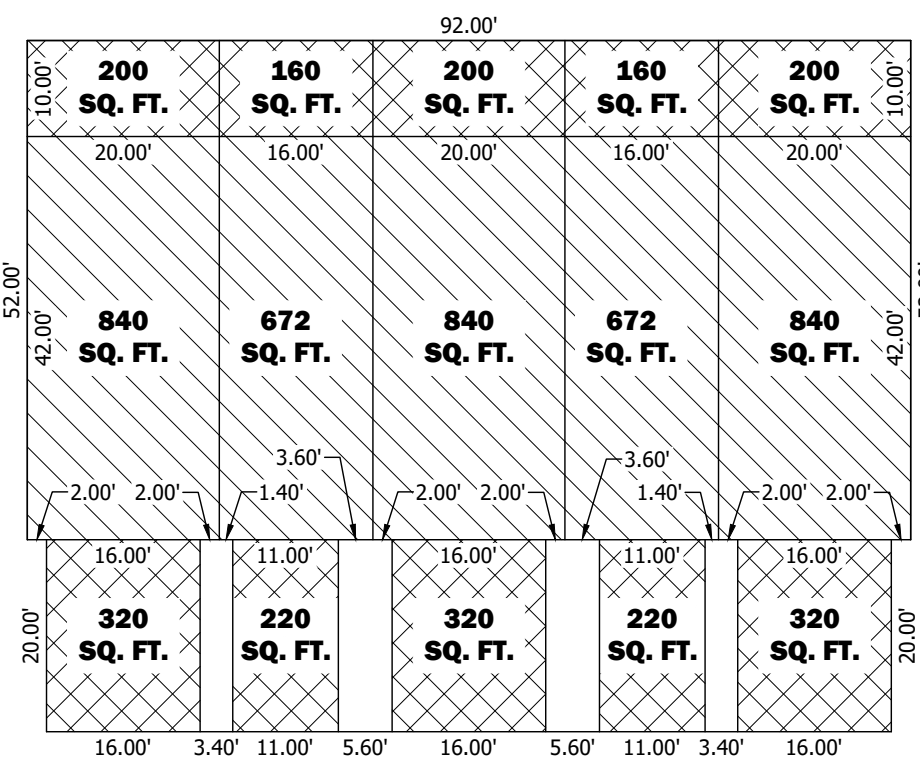
BUILDINGS 1J-1K-1L-1M
TYPICAL DETAILS



BUILDINGS 1N-1P-1Q
TYPICAL DETAILS



BUILDINGS 1H-1S-1T
TYPICAL DETAILS



BUILDINGS 1F-1G
TYPICAL DETAILS

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF SCOTT GROUP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF SDS7 GROUP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF MYERS GROUP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF BAILEY V. PROPERTIES, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

COUNTY RECORDER

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

COUNTY RECORDER

BY: _____ (DEPUTY)



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #2171001 12/04/2023 SMB