



## Staff Review Transmittal

Weber County Planning Division

### Application Information

**Application Request:** Wheeler Creek Subdivision  
**Applicant:** Michael Sherman  
**File Number:** UVW090914

### Property Information

**Approximate Address:** 960 Ogden Canyon, Ogden, UT 84401  
**Project Area:** 0.53  
**Zoning:** F-40  
**Parcel ID:** 20-019-0006/20-019-0016

### Staff Information

**Staff Reviewer:** **Ronda Kippen**  
rkippen@co.weber.ut.us  
801-399-8768

## Summary of Staff Review:

### ATTACHED ITEMS:

X Plans

X Written Comments

Attached are review comments and redlined plans regarding your application for the Wheeler Creek Subdivision as well as additional comments from Weber County reviewers to date. The items herein need to be addressed prior to the subdivision being forwarded for approval by the Land Use Authority. Detailed written comments regarding the project's compliance with the applicable Weber County Land Use Code are attached. Please refer to <https://miradi.co.weber.ut.us/> to ensure that all comments and reviews from the applicable departments on your project have been addressed. Please provide all corrections in both hard copy and digital (PDF) formats.

### Staff Comments:

The following is a checklist synopsis of items of concern. Each are explained better in relationship to their County Code requirements in the subsequent pages.

### PRELIMINARY PLAT SUBMITTAL:

1. Please provide a contour map at intervals of one foot, two feet, five feet or ten feet per the County Engineering Division.
2. Please provide the location of the well protection easement per the County Engineering Division.

### FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:

1. The Weber County Surveying Division has noted that the subdivision must be named "Wilcox Camping and Boating Resort 1<sup>st</sup> Amendment". Please make the applicable changes on the plat.
2. Please provide the "Date" under the heading on the corrected plat per the County Surveying Division.
3. Please provide the location, widths and other dimensions of all existing right of ways and easements that have been identified in the title report including any natural, existing and future dedicated easements on the plat.
4. Please identify the final address for Lot 1 on the plat.
5. Please add an "I" to the Weber County Engineer Signature Block on the plat.
6. It appears that there is a structure located on the parcel owned by Frederick P. Golde. Please provide on the corrected plans the location of the building on the Golde property on the plat.
7. Consider revising the "Owner's Dedication and Certificate" verbiage for the "Existing Driveway and Access Road on the plat instead of dedicating it for public use.

### UTILITIES/IMPROVEMENTS:

1. Please provide a "Will-Serve Letter" from the applicable electric, gas and telephone companies.
2. Please provide an easement for the shared access per the County Engineering Division comments.
3. It appears that the legal description in title report provided does not match the boundary description on the preliminary plat map. Please provide a corrected title report that matches the boundary description as identified on the preliminary plat.
4. Please provide the location, widths and other dimensions of all current and proposed utility easements including a 10' PUE along the applicable interior lot lines on the plat.
5. Please provide a note on the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed." per the County Engineering Division comments.
6. Please provide a "Fire Department Apparatus Access" for each lot as required by the Weber County Fire District comments.

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 1-8 as applicable.
- Weber County Land Use Code Title 108 (Standards) Chapter 12 (Noncomplying Structures and Nonconforming Uses/Parcels) Section 10-13.

Once a complete application has been submitted the departments will be able to commence with the review process. These departments may make additional comments on the project once they have been able to complete the re-review process. Please review the attached items and make any requested additions or modifications.

Should you have any questions, please feel free to call me at 801-399-8768.

Thank you,  
Ronda Kippen  
Planner II

This information relates Staff review comments to relevant County Codes.

...

**Sec. 106-1-5. Preliminary plan requirements and approval procedure.**

...

- (a) The preliminary plan shall be prepared in conformance with the requirements of this chapter and all other county codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than 100 feet to the inch and shall show:

...

(5) Contour map at intervals of one foot, two feet, five feet, or ten feet, as determined by the planning commission.

- Please provide per the County Engineering Division.

...

(8) Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.

- Provide the well protection easement per the County Engineering Division.

...

**Sec. 106-1-8. Final plat requirements and approval procedure.**

...

*Final plat requirements.*

...

a. A subdivision name, approved by the county recorder and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall be shown on the top of the plat.

- The Weber County Surveying Division has noted that the subdivision name must be “Wilcox Camping and Boating Resort 1<sup>st</sup> Amendment. Please the applicable changes on the plat.

...

c. A north point or arrow which shall make the top of the sheet either north or east, however, exceptions may be approved, the scale of the drawing and the date of the survey noted in the heading. (Meaning the date, year and month the survey markers were placed.)

- Please provide the “Date” under the heading on the plat per the County Surveying Division.

...

e. The names, widths, lengths, bearings and curve data on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots are to be numbered consecutively under a definite system approved by the county surveyor. All proposed streets shall be named or numbered consecutively under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county.

- Please provide the location, widths and other dimensions of all right of ways and easements that have been identified in the title report including any natural, existing and future dedicated easements on the plat.

f. A house number indicating the street address for each lot in the subdivision shall be assigned by the county surveyor marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage. Homes that are built on approved flag lots or rights-of-way shall have the address assigned and posted at the access point from a county road or private road.

- Please identify the final address for Lot 1 on the plat.

...  
h. The standard forms approved by the planning commission for all subdivision plats lettered for the following:

...

6. County engineer's certificate of approval;

- Please add an "I" to the Weber County Engineer Signature Block on the plat.

...

(7) On final subdivision plats where no preliminary plans are required to be submitted, the location of buildings or structures within or immediately to (within 30 feet) the tract of land to be subdivided shall be shown.

- It appears that there is a structure located on the parcel owned by Frederick P. Golde. Please provide the location of the building on the Golde property on the plat.

...

(c) *Final improvement plans.* The subdivider shall furnish to the county engineer at the same time of submittal of the final plat a complete set of drawings signed and stamped by a state licensed civil engineer for all streets, existing and proposed, and all utilities to be constructed within the subdivision together with the final plat. All such utility and road construction shall be in accordance with the adopted public works standards of the county.

(1) Copies of contracts with applicable utility companies such as water, sewer, electric, gas, and telephone for services to the subdivision.

- Please provide "Will-Serve Letter's" from the applicable electric, gas and telephone companies.

...

#### **Sec. 106-2-4. Lots.**

...

(c) Each lot shall abut on a public street, private street, or private access right-of-way dedicated by the subdivision plat or an existing publicly dedicated street, or on a street which has become public by right of use and is more than 26 feet wide, except as provided in subsection (d) of this section. Interior lots having frontage on two streets shall be prohibited except where unusual conditions make other design undesirable.

- Per the County Engineering Division, please provide an easement for the shared access.

...

(h) Where the land covered by a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be properly executed to correctly vest title to the owner or owners.

- The title report that has been provided does not match the boundary description on the preliminary plat. Please provide a current title report for the proposed subdivision with the legal description that matches the preliminary plat boundary description.

- (i) Natural drainage and other easements. The planning commission may require that easements for drainage through adjoining property be provided by the subdivider, and easements of not less than ten feet in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision when required by the planning commission.

- Please identify the location, widths and other dimensions of all current and proposed utility easements on the plat.
- Please provide a 10' PUE along the applicable interior lot lines on the plat.
- Please provide a note on the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed." per the County Engineering Division comments.

#### **Sec. 106-4-2. Improvements required.**

...

(o) *Fire protection.*

(1) A letter from the Weber Fire District approving the fire protection method shall be provided prior to final approval of the subdivision by the planning commission. Before a land use permit is issued, the fire protection method shall be operational, and a letter to that effect will be required from the Weber Fire District.

- Please provide "Fire Department apparatus access" for each lot as required by the Weber County Fire District comments.

...

#### **Sec. 106-7-1. Subdivision dedication.**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown hereon and name said tract, and do hereby dedicate, ...:

...

*Private streets, access, rights-of-way.* Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns.

...

*Public utility, drainage and canal maintenance easements.* Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, stormwater detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

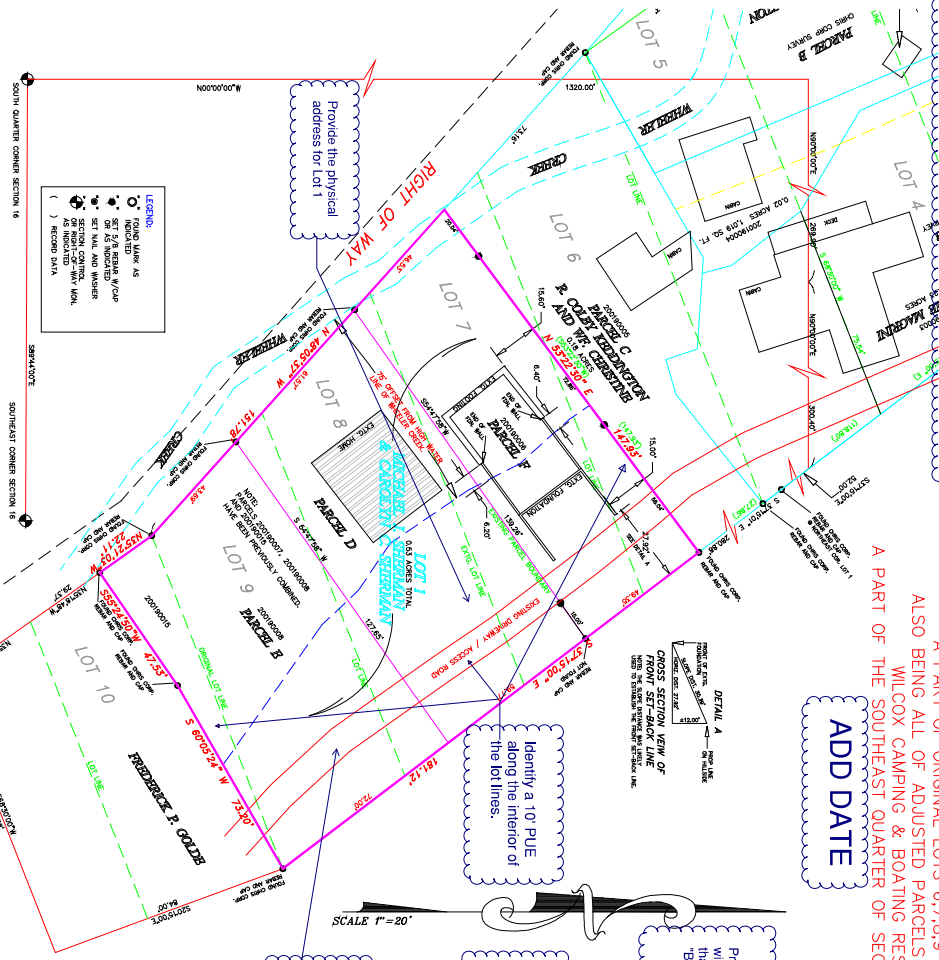
- Consider revising the language in the "Owner's Dedication and Certificate" for a "Private Access/Right-of-Way" for the Existing Driveway and Access Road on the plat instead of dedicating it for public use.

Wilcox Camping and Boating Resort 1st Amendment

**Final PRELIMINARY PLAT**  
**WHEELER CREEK SUBDIVISION**

A PART OF ORIGINAL LOTS 6, 7, 8, 9 AND 10  
ALSO BEING ALL OF ADJUSTED PARCELS D, E AND F  
WILCOX CAMPING & BOATING RESORT  
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, T6N, R1E

**ADD DATE**



Provide the physical address for Lot 1

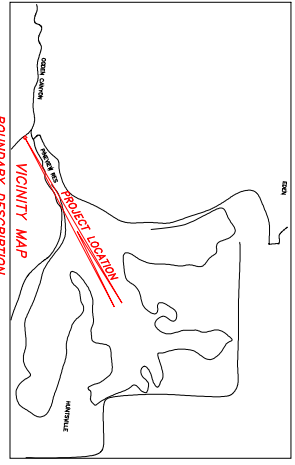
Identify a 10' PUE along the interior of the lot lines.

Consider revising the dedication to identify "Private access/right of way"

Provide a "Title Report" with a legal description that matches the "Boundary Description"

Is this the Right of Way for Ingress and Egress that has been identified in the Title Report as Entry# 1998931? If not, like a dedicated easement for access.

Show all easements that have been identified on this report



**OWNERS DEDICATION AND CERTIFICATION**  
 WE, THE UNDERSIGNED, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND TO HEREBY SET apart and dedicate to the public the use and easement for ingress and egress, and to be used as a public thoroughfare and also to drain and maintain the same for the benefit of the public, all as shown on the attached plat and to hold the same for the use and enjoyment of the public forever. We do hereby certify that we are the legal owner of the above described tract of land and that we have the right to make the above described dedication. We do hereby certify that we have read the plat and that it is true and correct. We do hereby certify that we have no objection to the above described dedication and that we have no objection to the plat showing the same. We do hereby certify that we have no objection to the plat showing the same. We do hereby certify that we have no objection to the plat showing the same.

**ACKNOWLEDGEMENT**  
 MICHAEL J. STEWART  
 STATE OF UTAH

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 MICHAEL J. STEWART  
 STATE OF UTAH

**SURVEY NARRATIVE:**  
 THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF MICHAEL AND CARMEN STEWART, 960 OGDEN CANYON ROAD, OGDEN, UTAH 84401. THE SURVEY WAS PERFORMED BY MICHAEL J. STEWART AND CARMEN T. STEWART, CHIEF SURVEYOR OF THE UTAH SURVEYING AND MAPPING BOARD. THE SURVEY WAS PERFORMED ON JULY 21, 2014. THE SURVEY WAS PERFORMED ON LOT 6, 7, 8, 9 AND 10 OF SECTION 16, T6N, R1E, SOUTHWEST QUARTER. THE SURVEY WAS PERFORMED ON LOT 6, 7, 8, 9 AND 10 OF SECTION 16, T6N, R1E, SOUTHWEST QUARTER. THE SURVEY WAS PERFORMED ON LOT 6, 7, 8, 9 AND 10 OF SECTION 16, T6N, R1E, SOUTHWEST QUARTER. THE SURVEY WAS PERFORMED ON LOT 6, 7, 8, 9 AND 10 OF SECTION 16, T6N, R1E, SOUTHWEST QUARTER. THE SURVEY WAS PERFORMED ON LOT 6, 7, 8, 9 AND 10 OF SECTION 16, T6N, R1E, SOUTHWEST QUARTER.

**Wilcox Camping and Boating Resort 1st Amendment**

**WEBER COUNTY ATTORNEY**  
 I have examined the financial guarantee and other documents associated with this project and find them to be in accordance with the County Ordinance applicable thereto and now in force and effect.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEBER-MORGAN HEALTH DISTRICT**  
 The waste disposal system and the culinary water system are hereby approved.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEBER COUNTY SURVEYOR**  
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical accuracy and that the same is in accordance with the County Ordinance applicable thereto and now in force and effect.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEBER COUNTY PLANNING COMMISSION**  
 This is to certify that the subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEBER COUNTY ENGINEER**  
 I hereby certify that the required public improvement standards and drawings for this plat are in accordance with the County Ordinance applicable thereto and now in force and effect.  
 Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEBER COUNTY COMMISSION**  
 This is to certify that this subdivision plat was approved by the Weber County Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**WEBER COUNTY RECORDER**  
 PLAT NO. \_\_\_\_\_ OF \_\_\_\_\_  
 FILED IN \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
 RECORDED FOR: \_\_\_\_\_  
 WEBER COUNTY RECORDER

**WHEELER CREEK SUBDIVISION**  
 A PART OF ORIGINAL LOTS 6, 7, 8, 9 AND 10  
 ALSO BEING ALL OF ADJUSTED PARCELS D, E AND F  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 16, T 6 N, R 1 E,  
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 MICHAEL J. STEWART, 960 OGDEN CANYON ROAD, OGDEN, UT 84401

**REVISIONS**

DATE	BY	REVISIONS

**RECORDED**

RECORDED BY: _____
DATE: _____

**MOUNTAIN ENGINEERING**  
 2250 W OLD HIGHWAY ROAD  
 MORGAN, UTAH 84050  
 TEL (801) 876-3978 FAX 876-3978

## Kippen,Ronda

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**From:** Weber County Miradi [no-reply@miradi.co.weber.ut.us]  
**Sent:** Tuesday, September 30, 2014 11:19 AM  
**To:** Kippen,Ronda  
**Cc:** Kippen,Ronda  
**Subject:** A new review has been added for Wheeler Creek Subdivision

**Rochelle Pfeaster (Weber County Engineering Division)** has added a review, Engineering Review 1, to the project "Wheeler Creek Subdivision". Please note, this review has a status of not approved. For questions about this review, **please contact Rochelle Pfeaster at (801) 399-8372 or [rpfeaster@co.weber.ut.us](mailto:rpfeaster@co.weber.ut.us)**. For questions about the project in general, please contact Ronda Kippen (Weber County Planning Division), the project manager, at (801) 399-8768 or [rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us).

As of Sep 24th, 11:52 the review comments consist of the following:

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Please show existing contours on the preliminary plat.
2. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."
3. A note needs to be added to the plat indicating this subdivision in Zone D of the floodplain.
4. It looks as though the existing driveway is a shared access for multiple lots, an easement needs to be given for it.
5. The width of the right of way needs to be shown on the plat. Is the right of way public or private?
6. The Health Department indicates there is an existing well, please show it's location as well as the 100' protection zone.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Rochelle Pfeaster  
Weber County Engineering Division  
[rpfeaster@co.weber.ut.us](mailto:rpfeaster@co.weber.ut.us)  
(801) 399-8372

There may be files (ie: reviewed site plan, additional comments or exhibits) associated with this review that have not been posted; however, if any are added you will receive a new review email with links to download the files.

Thank you,  
Weber County Miradi

Please do not respond to this e-mail. It has been sent from an unmonitored mailbox.

## Kippen,Ronda

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**From:** Weber County Miradi [no-reply@miradi.co.weber.ut.us]  
**Sent:** Tuesday, September 30, 2014 11:19 AM  
**To:** Kippen,Ronda  
**Cc:** Kippen,Ronda  
**Subject:** A new review has been added for Wheeler Creek Subdivision

Trevor Hatch (Weber County Surveyor's Office) has added a review, Survey Preliminary Review, to the project "Wheeler Creek Subdivision". Please note, this review has a status of not approved. For questions about this review, please contact Trevor Hatch at (801) 399-8024 or [thatch@co.weber.ut.us](mailto:thatch@co.weber.ut.us). For questions about the project in general, please contact Ronda Kippen (Weber County Planning Division), the project manager, at (801) 399-8768 or [rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us).

As of Sep 23rd, 11:04 the review comments consist of the following:

In reviewing the above referenced plat, we have marked areas that require attention. We have included a copy of the plat marked with these changes. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8020. Thank you.

Trevor Hatch  
Weber County Surveyor's Office  
[thatch@co.weber.ut.us](mailto:thatch@co.weber.ut.us)  
(801) 399-8024

The following are files associated with this review:

- [Wheeler review 9-23-14](#)

There may be files (ie: reviewed site plan, additional comments or exhibits) associated with this review that have not been posted; however, if any are added you will receive a new review email with links to download the files.

Thank you,  
Weber County Miradi

Please do not respond to this e-mail. It has been sent from an unmonitored mailbox.





## Kippen,Ronda

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**From:** Weber County Miradi [no-reply@miradi.co.weber.ut.us]  
**Sent:** Tuesday, September 30, 2014 11:19 AM  
**To:** Kippen,Ronda  
**Cc:** Kippen,Ronda  
**Subject:** A new review has been added for Wheeler Creek Subdivision

**Brandon Thueson (Weber Fire District )** has added a review, Weber Fire District Comments, to the project "Wheeler Creek Subdivision". Please note, this review has a status of approved. For questions about this review, **please contact Brandon Thueson at (801) 782-3580 or [bthueson@weberfd.com](mailto:bthueson@weberfd.com)**. For questions about the project in general, please contact Ronda Kippen (Weber County Planning Division), the project manager, at (801) 399-8768 or [rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us).

As of Yesterday, 08:20 the review comments consist of the following:

**Date:** September 29, 2014

**Project Name:** Wheeler Creek Subdivision

**Project Address:** 960 Ogden Canyon, Weber County Ut

**Contractor/Contact:** Michael Sherman

### FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: **Weber Fire District**.

### REVIEW STATUS: APPROVED WITH CONDITIONS

### SPECIFIC COMMENTS:

1. Weber Fire District has no issues with the lot line adjustments and amendments to the subdivision plat.
2. Access: If any development occurs in the future on lots 9 and 10, the access roadway will need to be improved to meet fire access requirements.
3. Fire Flow: All structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
4. Fire department apparatus access is required for each lot.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson

Fire Marshal

Brandon Thueson  
Weber Fire District  
[bthueson@weberfd.com](mailto:bthueson@weberfd.com)  
(801) 782-3580

There may be files (ie: reviewed site plan, additional comments or exhibits) associated with this review that have not been posted; however, if any are added you will receive a new review email with links to download the files.

Thank you,  
Weber County Miradi

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