



Staff Review Transmittal

Weber County Planning Division

Application Information

Application Request: Shaye Estates
Applicant: Carly & Brayden Thomas
File Number: LVS121814

Property Information

Approximate Address: 198 South 3600 West
Project Area: 5 acres
Zoning: A-1
Parcel ID: 15-044-0017

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 bluelined plans regarding your application for the Shaye Estates Subdivision as well as additional comments from Weber County reviewers to date. The submittal appears to be incomplete for all the reasons listed herein. These comments are to get the project on track for formal review and approval by the land use authority; however, due to the incomplete nature of the proposal, this transmittal may not embody all comments relevant to a full and successful review. Additional comments are likely when a re-submittal is provided. 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.

SUBDIVISION APPLICATION REQUIREMENTS:

1. The "Will Serve Letter" that has been provided states that preliminary approval has been given to provide culinary water for one home at approximately 198 South 3600 West. Please provide proof or clarification from the "Taylor West Weber Water Improvement District" regarding existing services for Lot 1 and new services for Lot 2, to ensure adequate culinary water for both lots in the proposed subdivision.

PRELIMINARY PLAT SUBMITTAL:

1. Please address all comments from the County Surveying Division to ensure the surveyed boundary lines reflect the required controlling data.
2. It appears that there are multiple outbuildings on the proposed Lot 1 and the adjacent property owned by the Hadley's. Please provide the existing location, widths, and other dimensions of all buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided.
3. Please identify the location of exploration pits and percolation tests for the proposed septic system. *Mylars submitted for signature without this information will be returned per the Weber Morgan Health Department.*
4. Please provide the location, size, and type of proposed sanitary sewers or other sewage disposal facilities including the location of the existing sewage facility on Lot 1.
5. Per the County Engineering Division, drawings for all subdivision improvements are required for review and approval.
6. It appears that the title report that has been submitted does not match the "Subdivision Boundary" on the preliminary plat. Please provide a title report that matches the proposed subdivision boundary to ensure the correct property has been researched.
7. Please provide the applicable notes that have been recommended by the County Engineering Division regarding construction at or above the existing paved roadway and a restriction for basements on Lot 2.

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7 (Definitions: Small Subdivision).
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 1-8 as applicable (amended by Ordinance 2012-14).

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.

26-1-5 Subdivision Application Requirements.

- ...
3. A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding:
- ...
- b. culinary water availability, and
- The “Will Serve Letter” that has been provided states that preliminary approval has been given to provide culinary water only for one home at approximately 198 South 3600 West. Please provide proof or clarification from the “Taylor West Weber Water Improvement District” regarding existing services for Lot 1 and new services for Lot 2, to ensure adequate culinary water for both lots in the proposed subdivision.

26-1-6 Preliminary Plan/Plat Requirements and Approval Procedure.

(A) The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch unless varied by the County Surveyor and shall show:

- ...
3. The surveyed boundary lines of the tract to be subdivided showing lot numbers, measured and/or record bearings, distances, and other controlling data with ties to section corners.
- Please address all comments from the County Surveying Division to ensure the surveyed boundary lines reflect the required controlling data.
- ...
6. The existing location, widths, and other dimensions of all streets and other important features such, as but not limited to railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, flood plain, fence lines, or other lines of occupation, exceptional topography, easements, and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided.
- It appears that there are multiple outbuildings on the proposed Lot 1 and the adjacent property owned by the Hadley’s. Please provide the existing location, widths, and other dimensions of all buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided.
 - Please include the location of the existing sewer facilities on Lot 1.
- ...
10. The location of percolation test holes on each lot.
- Please provide.
11. Proposed plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Improvement drawings as required by the County Engineer may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.
- Please provide per County Engineering Division comments.
- ...

13. A preliminary title report for each tax parcel included within the preliminary subdivision boundary shall be included with the preliminary plat application. The preliminary title report(s) shall be dated within 30 calendar days prior to the submittal of application and shall include a search of recorded documents back to patent identifying at a minimum:
- a. All easements.
 - b. Reference (the entry number and or book and page number) to all deeds in chain of title.
 - c. All boundary line agreements.
 - d. All rights of way whether the parcel is subject to or has reserve rights.
 - e. All current owners.
 - f. All outstanding liens, taxes, etc.
- It appears that the title report that has been submitted does not match the “Subdivision Boundary” on the preliminary plat. Please provide a title report that matches the proposed subdivision boundary to ensure the correct property has been researched prior to subdivision.

...
26-1-9

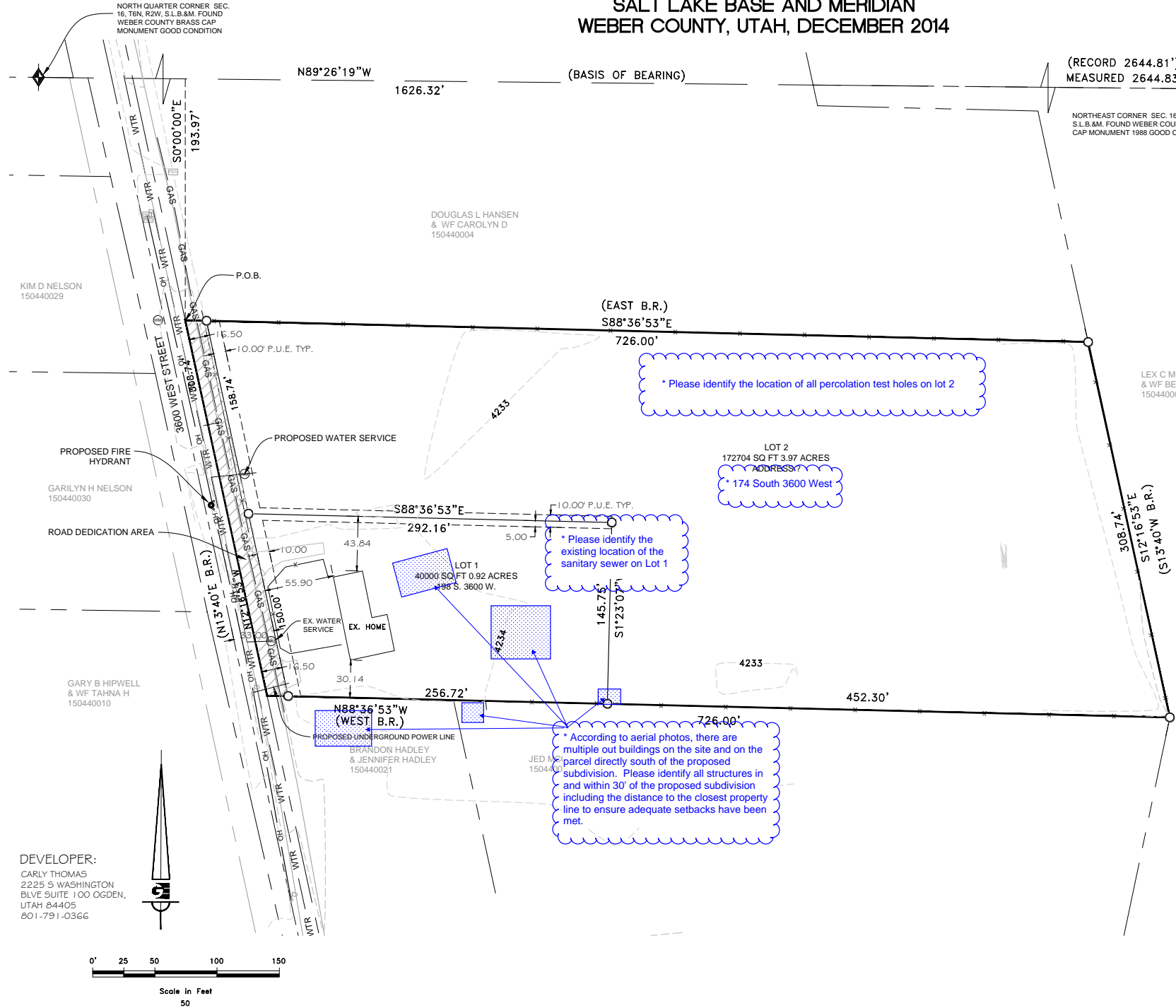
Final Plat Requirements and Approval Procedure

...
(B) Final Plat Requirements.

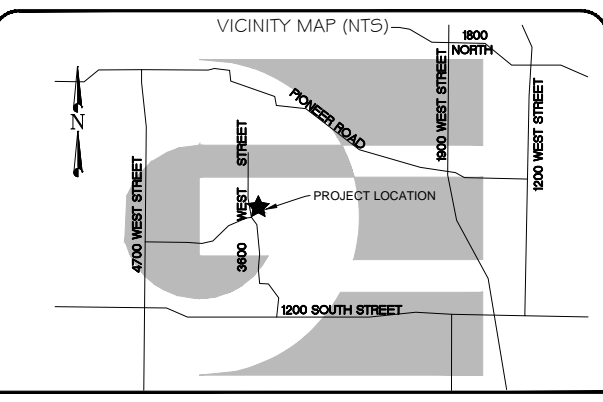
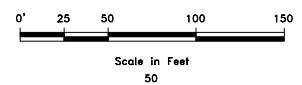
- ...
f. A house number indicating the street address for each lot in the subdivision shall be assigned by the County Surveyor marked on each lot to face the street frontage. Corner lots shall have a house number assigned for both frontages. Homes that are built on approved flag lots or rights of way shall have the address assigned and posted—at the access point from a County Road or private road. (Amd. Ord. #3-73, 11/30/73; #3-82, 1/26/83; #4-86, 3/10/86; #2002-3, 3/05/02)
- Per the County Surveyor’s Department the “House Number” for Lot will be 174 South. Please identify the address on Lot 2.
- ...

6. Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain boundaries and when available the floodway boundaries. The plat shall also indicate the base flood elevations in one-foot increments within the floodplain. In lieu of providing the base flood elevations, the floodplain shall be designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of Title 12, Flood Damage Prevention Ordinance.
- Per the County Engineering Division, please add a note on the plat requiring that construction of the lowest habitable floor to be at or one foot above the existing pavement of the surface of the road.
 - Per the County Engineering Division, please add a note on the plat restricting basement on Lot 2.

SHAYE ESTATES
PART OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH, DECEMBER 2014



DEVELOPER:
 CARLY THOMAS
 2225 S WASHINGTON
 BLVD SUITE 100 OGDEN,
 UTAH 84405
 801-791-0366



Weber COUNTY Commission Acceptance
 This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____.

 Chairman, Weber COUNTY Commission

Attest: _____

Title: _____

Weber COUNTY Surveyor
 I hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in COUNTY offices. The approval of this plat by the Weber COUNTY Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 20____.

 Signature

Weber COUNTY Planning Commission Approval
 This is to certify that this subdivision plat was duly approved by the Weber COUNTY Planning Commission on the _____ day of _____, 20____.

 Chairman, Weber COUNTY Planning Commission

Weber COUNTY Attorney
 I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the COUNTY Ordinance applicable thereto and now in force and affect.

Signed this _____ day of _____, 20____.

 Signature

Weber COUNTY Engineer
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with COUNTY standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 20____.

 Signature

NOTES:
 SEWER IS TO BE WISCONSIN MOUND SEPTIC.

PERCOLATION TEST PIT: PERC. TEST DEPTH 30" - TEST HOLE DIAMETER 6" - TIME INTERVAL USED FOR DROP 30 MINUTES - FINAL STABILIZED PERCOLATION RATE MINUTES/INCH 53.33 - GROUND WATER WAS NOT ENCOUNTERED. 0-8" - SAND LOAM T5, 8-19" - SILTY SAND, 19-86" SILTY CLAY, OBSERVED GROUND WATER TABLE 47". ANTICIPATED MAXIMUM GROUND WATER TABLE 15". REQUIRED PERCOLATION DEPTHS 16"430"

DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBLY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

AGRICULTURAL NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CARLY THOMAS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

* Per the County Engineering Division, please add a note on the plat requiring the construction of the lowest habitable floor to be at or one foot above the existing pavement surface of the road.
 * Per the County Engineering Division, please add a note on the plat stating "No Basements Permitted" for Lot 2.

WEBER COUNTY MONUMENT AS NOTED
 SET 24"x5/8" REBAR AND CAP MARKED GARDNER ENGINEERING

PROPERTY LINE
 ADJACENT PARCEL
 SECTION LINE
 CENTER LINE
 EXISTING FENCE
 PUBLIC UTILITY EASEMENT
 EXISTING 1' CONTOUR
 EXISTING 5' CONTOUR
 EXISTING WATER LINE
 EXISTING POWER LINE
 EXISTING GAS LINE

* Please identify the location of all percolation test holes on lot 2

* 174 South 3600 West

* Please identify the existing location of the sanitary sewer on Lot 1

* According to aerial photos, there are multiple out buildings on the site and on the parcel directly south of the proposed subdivision. Please identify all structures in and within 30' of the proposed subdivision including the distance to the closest property line to ensure adequate setbacks have been met.

SURVEYOR'S CERTIFICATE

I, **KLINT H. WHITNEY** DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF SHAYE ESTATES SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2015

SUBDIVISION BOUNDARY
 A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 89°26'19" WEST 1626.32 FEET AND SOUTH 00°00'00" EAST 193.97 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16 (SAID POINT DESCRIBED OF RECORD AS BEING WEST 1659.13 FEET AND SOUTH 13°40' EAST 165.00 FEET FROM SAID NORTHEAST CORNER); THENCE SOUTH 88°36'53" EAST (EAST B.R.) 726.00 FEET; THENCE SOUTH 12°16'53" EAST (SOUTH 13°40' EAST B.R.) 308.74 FEET; THENCE NORTH 88°36'53" WEST (WEST B.R.) 726.00 FEET; THENCE NORTH 12°16'53" WEST (NORTH 13°40' WEST B.R.) 308.74 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES AND TWO (2) LOTS.

* The title report does not match the proposed subdivision boundary. Please provide a title report that matches the proposed subdivision boundary.

OWNER'S DEDICATION
 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACT, SHAYE ESTATES AND HEREBY GRANT, DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR 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 ERCTED WITHIN SUCH EASEMENTS.

ACKNOWLEDGMENT
 STATE OF UTAH)
) S.S.
 COUNTY OF WEBER)

On the _____ day of _____ A.D. 2015, personally appeared before me, the undersigned notary public, **CARLY S. SATTERTHWAITHE THOMAS**, the signer of the above Owner's Dedication, who duly acknowledged to me that he, she, they, signed it freely and voluntarily and for the uses and purposes therein mentioned and the trust executed the same.

 NOTARY PUBLIC
 My Commission expires _____

* please add ", trustee of the CSB Trust Dated January 15, 2013" to the notary acknowledgment

 DATED



COUNTY RECORDER
 WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This _____ day of _____, 2015

 Director Weber-Morgan Health Department

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