



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

January 25, 2017
4:00-5:00 p.m.

1. Consideration and action on final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123.
2. A request for approval of Gibson Hill Subdivision 1st Amendment that would remove the depiction of a 60' access and utility easement located in the south west corner of Lot 1.
3. Consideration and action on an administrative application for final approval of The Summit at Ski Lake Subdivision No. 11 – 2nd Amendment subdivision plat which changes the location of lot access from the northerly side to the southerly side.
4. *Adjournment*

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123

Type of Decision: Administrative

Agenda Date: Wednesday, January 25, 2017

Applicant: SMHG Phase 1, LLC

Authorized Representative: Rick Everson

File Number: UVS111816

Property Information

Approximate Address: 7947 East Heartwood Drive

Project Area: 0.530 Acres

Zoning: DRR-1 Zone

Existing Land Use: Resort Development/Open Space

Proposed Land Use: Resort Development/Open Space

Parcel ID: 23-129-0004

Township, Range, Section: Township 7 North, Range 2 East, Section 5

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 22 Natural Hazards Areas

Development History

- Summit Eden Phase 1B received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1B received final subdivision approval on January 21, 2014 and was recorded on January 27, 2014
- A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015
- The PRUD was amended on July 19, 2016 reducing the PRUD to the following areas: The Ridge Nests PRUD, Horizon Neighborhood PRUD, Village Nests at Powder Mountain and Spring Park PRUD.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1B Amendment 1, a small subdivision consisting of one residential lot (see Exhibit A). The proposed subdivision is located at approximately 7947 East Heartwood Drive, and is in the DRR-1 zone.

The applicant would like to remove the self imposed building envelope that was identified on the original plat (see Exhibit B). The proposed amendment will consist of 0.530 acres. The Zoning Development Agreement Master Plan has identified the proposed area as an area anticipated for residential development. The proposed subdivision and lot

configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the approved Zoning Development Agreement and the standards in the DRR-1 zone in LUC §104-29. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The applicant would like to vacate the self imposed building envelope that was part of the initial plat to allow the new property owner the flexibility to build their home anywhere they desire on the amended lot. The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The following development standards will be reviewed upon submittal for single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 8 feet with a total of two required side yards of not less than 18 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals, additional proof of culinary and sanitary sewage services will not be required at this time. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Natural Hazards Areas: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted. The proposed lot is not located within a potential geologic hazard unit per the UGS published Ogden 30 x 60 Quadrangle map.

Review Agencies: The Weber County Surveyor's Office and Weber County Engineering Division have reviewed and approved the proposed subdivision amendment. To date, the Weber Fire District has not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the subdivision Mylar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Summit Eden Phase 1B Amendment 1
- B. Summit Eden Phase 1B-Original plat
- C. Approved Conceptual Plans

Map 1



Exhibit A-Summit Eden Phase 1B Amendment 1

SUMMIT EDEN PHASE 1B AMENDMENT 1 AMENDING LOT 27

LOCAL ORDER NO. 2018-0103
FILED IN THE CLERK'S OFFICE OF SUMMIT COUNTY
RECORDED 2018

SUBJECT'S CERTIFICATE

1. Summit Eden Phase 1B, a certain parcel of land in Summit County, Colorado, is more particularly described as follows: [Legal description of the property]

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described premises, do hereby certify that the foregoing is a true and correct copy of the original plat of the same as recorded in the office of the county clerk of Summit County, Colorado.

LEGAL DESCRIPTION

LOT 27 OF SUMMIT EDEN PHASE 1B, AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SUMMIT COUNTY, COLORADO, ON 12/10/18.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 36, T12N, R10E, S1W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 36, T12N, R10E, S1W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 36, T12N, R10E, S1W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



PLAT NOTES

1- THE PLAT IS SUBJECT TO ALL LOCAL, STATE, FEDERAL, COUNTY, AND FEDERAL LAWS AND REGULATIONS THAT APPLY TO THE DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

2- THE PLAT IS SUBJECT TO ALL LOCAL, STATE, FEDERAL, COUNTY, AND FEDERAL LAWS AND REGULATIONS THAT APPLY TO THE DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

3- THE PLAT IS SUBJECT TO ALL LOCAL, STATE, FEDERAL, COUNTY, AND FEDERAL LAWS AND REGULATIONS THAT APPLY TO THE DEVELOPMENT AND CONSTRUCTION OF THE PROJECT.

SURETY NARRATIVE

The Surety has reviewed and approved to issue the Surety Bond for Lot 27, as shown on the attached plat, and has agreed to provide the Surety Bond for the project.

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described premises, do hereby certify that the foregoing is a true and correct copy of the original plat of the same as recorded in the office of the county clerk of Summit County, Colorado.

ACKNOWLEDGMENT

Notarizing Authority: [Name of Notary Public]

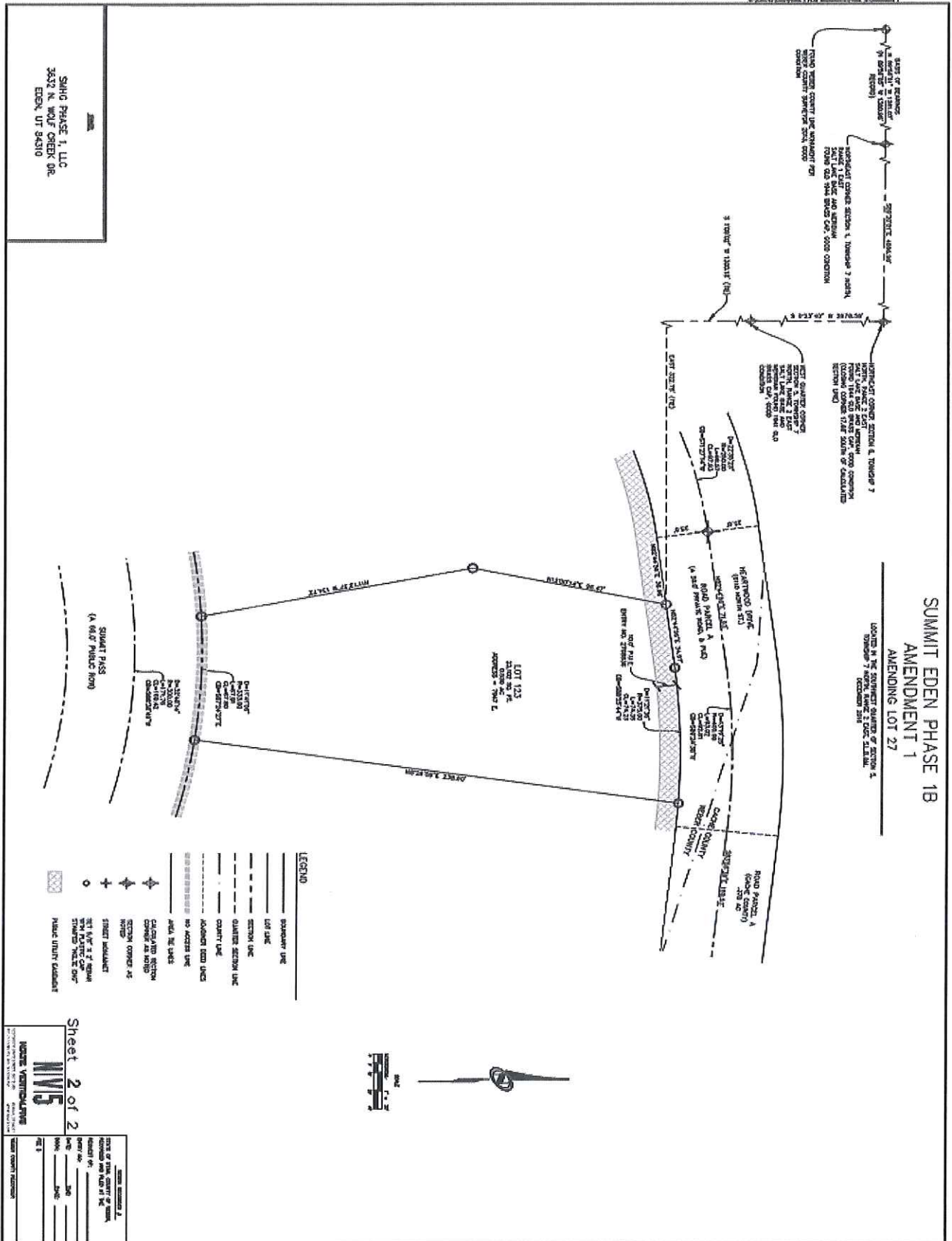
Notary Public for the State of Colorado

My Commission Expires: [Date]

My Office Address: [Address]

<p>OWNER: SUMMIT EDEN PHASE 1B, LLC 3630 N. WALF CIRCLE DR EDEN, UT 84010</p>	<p>OWNER'S CERTIFICATE</p>	<p>LEGAL DESCRIPTION</p>	<p>VICINITY MAP</p>	<p>OWNER'S DECLARATION</p>	<p>ACKNOWLEDGMENT</p>	<p>NOTARY PUBLIC</p>
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SAVING PHASE 1, LLC
3632 N. WOLF CREEK DR.
EDEN, UT 84310

Sheet 2 of 2



DATE OF THIS SURVEY

BY

FOR

BY

BY

BY

23-81

PREPARED BY CERTIFICATE

I, the undersigned, a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this 15th day of August, 1961, and that the same conforms to the provisions of the laws of the State of California relating to the recording of such plats.



LEGAL DESCRIPTION

THESE PLATS ARE MADE BY THE PARTIES HERETO AND BY THE RECORDING OFFICE IN FULL COMPLIANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, AND THE PARTIES HERETO AND THE RECORDING OFFICE HEREBY CERTIFY THAT THE SAME CONFORM TO THE PROVISIONS OF SAID ACTS AND THAT THE SAME ARE TRUE AND CORRECT COPIES OF THE ORIGINAL PLATS AS FILED IN MY OFFICE ON THIS 15th DAY OF AUGUST, 1961, AND THAT THE SAME CONFORM TO THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO THE RECORDING OF SUCH PLATS.

SUMMIT EDEN PHASE 1B

LOCATED IN THE SOUTH 1/4 SECTION 16, TOWNSHIP 38 N., RANGE 12 E., SHERMAN COUNTY, CALIFORNIA

PLAT NOTES

1. THE PLAT IS MADE BY THE PARTIES HERETO AND BY THE RECORDING OFFICE IN FULL COMPLIANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, AND THE PARTIES HERETO AND THE RECORDING OFFICE HEREBY CERTIFY THAT THE SAME CONFORM TO THE PROVISIONS OF SAID ACTS AND THAT THE SAME ARE TRUE AND CORRECT COPIES OF THE ORIGINAL PLATS AS FILED IN MY OFFICE ON THIS 15th DAY OF AUGUST, 1961, AND THAT THE SAME CONFORM TO THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO THE RECORDING OF SUCH PLATS.

PLAT NOTES (CONT.)

2. THE PLAT IS MADE BY THE PARTIES HERETO AND BY THE RECORDING OFFICE IN FULL COMPLIANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, AND THE PARTIES HERETO AND THE RECORDING OFFICE HEREBY CERTIFY THAT THE SAME CONFORM TO THE PROVISIONS OF SAID ACTS AND THAT THE SAME ARE TRUE AND CORRECT COPIES OF THE ORIGINAL PLATS AS FILED IN MY OFFICE ON THIS 15th DAY OF AUGUST, 1961, AND THAT THE SAME CONFORM TO THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO THE RECORDING OF SUCH PLATS.

OWNER'S DECLARATION

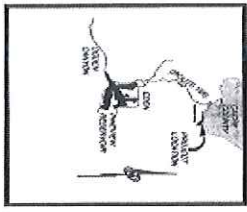
I, the undersigned, the owner of the above described property, do hereby declare that the above described property is not subject to any lien, mortgage, or other encumbrance, and that the same is being offered for sale free and clear of all such encumbrances, and that the proceeds of the sale of the same shall be distributed to the owner or his heirs, assigns, or assigns in fee simple.

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS VOLUNTARILY MADE BY THE PARTIES HERETO AND BY THE RECORDING OFFICE IN FULL COMPLIANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF CALIFORNIA, AND THE PARTIES HERETO AND THE RECORDING OFFICE HEREBY CERTIFY THAT THE SAME CONFORM TO THE PROVISIONS OF SAID ACTS AND THAT THE SAME ARE TRUE AND CORRECT COPIES OF THE ORIGINAL INSTRUMENT AS FILED IN MY OFFICE ON THIS 15th DAY OF AUGUST, 1961, AND THAT THE SAME CONFORM TO THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO THE RECORDING OF SUCH INSTRUMENTS.

NEAREST NEIGHBOR

ADJACENT PROPERTY



SUMMIT EDEN PHASE 1B COVER SHEET, SIGNATURES, & VICINITY MAP

Signature of Robert J. Smith, Professional Engineer, State of California, No. 15234.

Signature of the owner, Robert J. Smith, State of California, No. 15234.

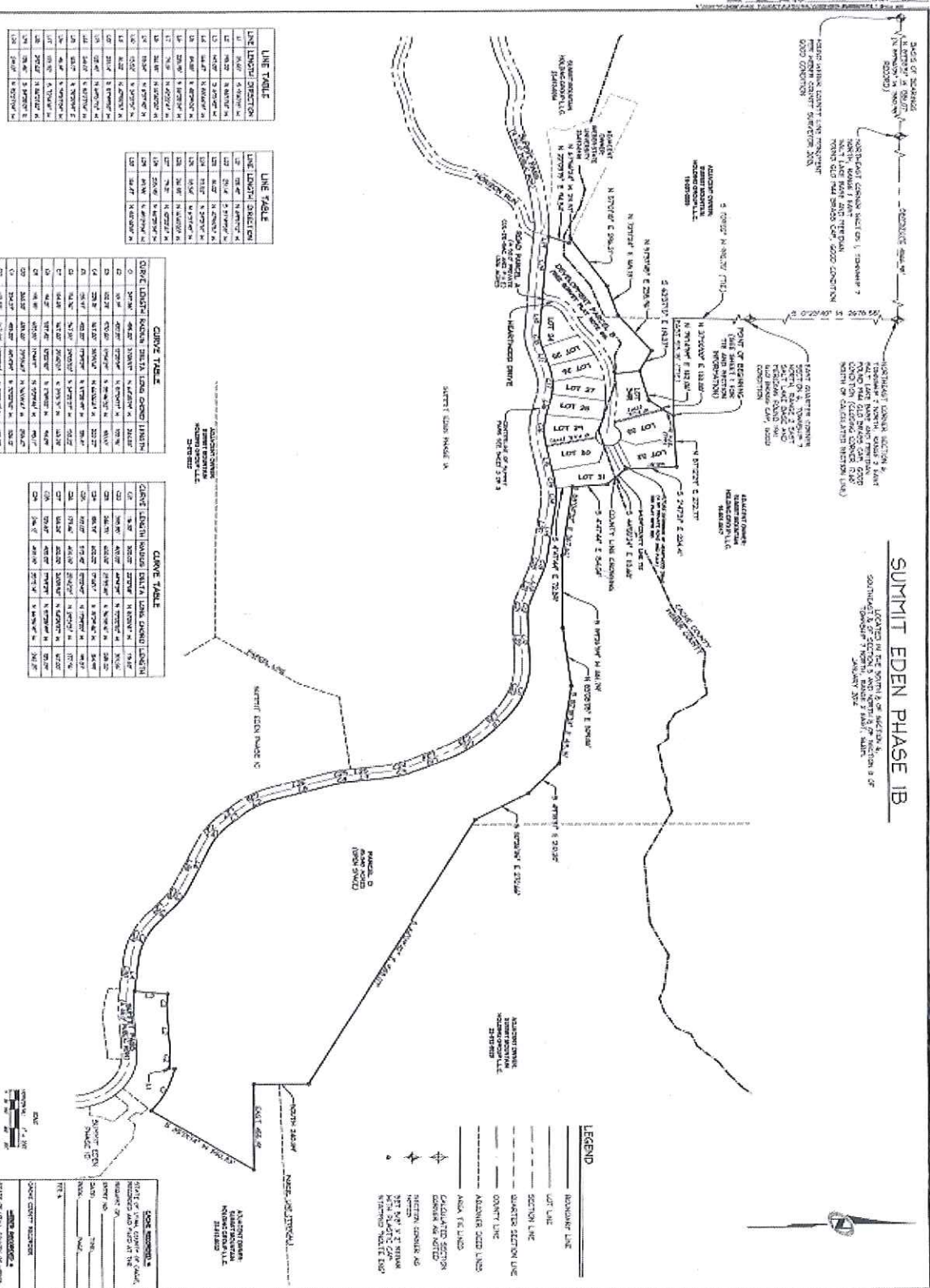
Sheet 1 of 3

Exhibit B-Summit Eden Phase 1B-Original Plat

EE-91

SUMMIT EDEN PHASE 1B

LOCATED IN THE SOUTH 1/4 OF SECTION 3 OF
SOUTHWEST 1/4 OF SECTION 6 OF
RANGE 7 NORTH, TOWNSHIP 21 NORTH,
RANGE 33 EAST, DEER CREEK DISTRICT,
BLaine COUNTY, NEBRASKA



LINE	LENGTH	DIRECTION
1	100.00	N 00° 00' 00" W
2	100.00	S 90° 00' 00" E
3	100.00	N 00° 00' 00" E
4	100.00	S 90° 00' 00" W

LINE	LENGTH	DIRECTION
5	100.00	N 00° 00' 00" W
6	100.00	S 90° 00' 00" E
7	100.00	N 00° 00' 00" E
8	100.00	S 90° 00' 00" W

POINT	ARC LENGTH	CHORD	ANGLE
1	100.00	100.00	90.00
2	100.00	100.00	90.00
3	100.00	100.00	90.00

POINT	ARC LENGTH	CHORD	ANGLE
4	100.00	100.00	90.00
5	100.00	100.00	90.00
6	100.00	100.00	90.00

Scale: 1" = 100'

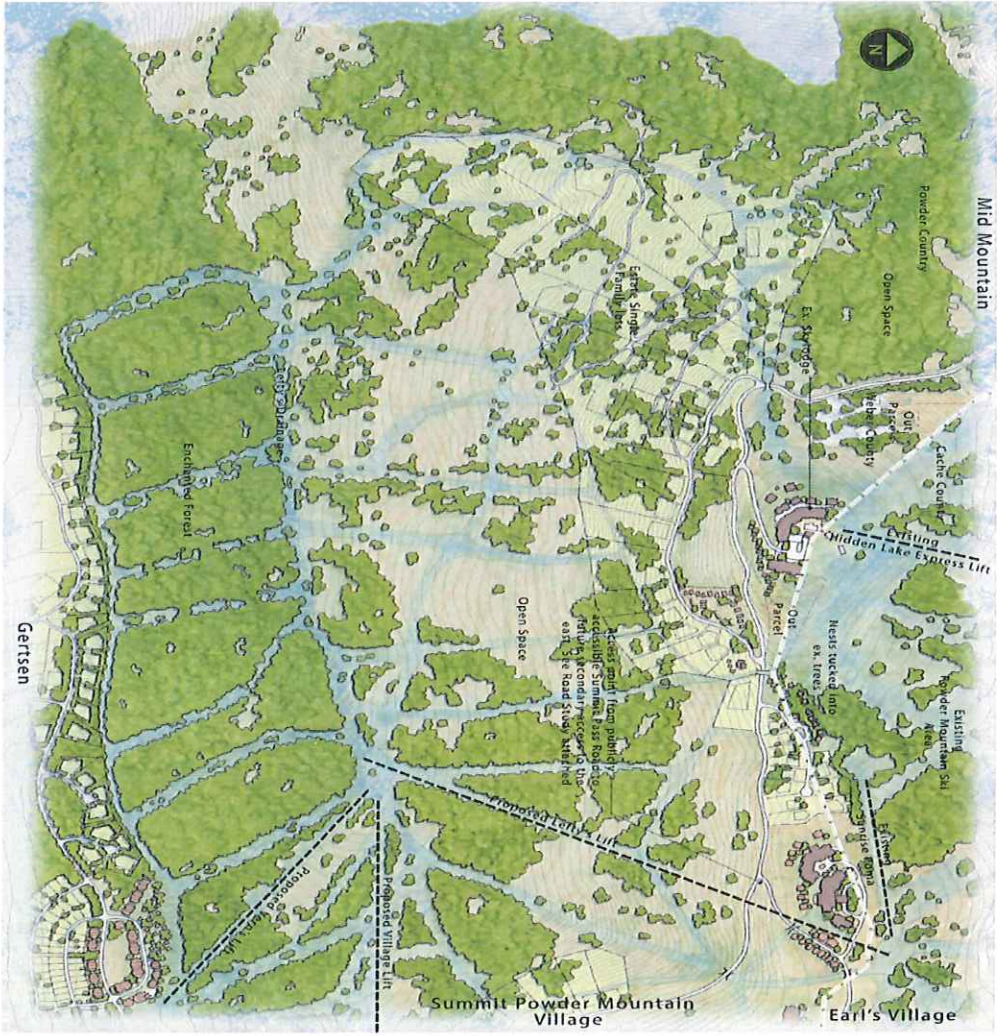
North Arrow

LEGEND

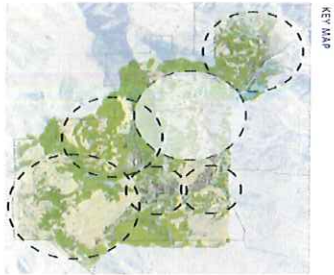
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- OWNER LINE
- ADJACENT OWNER LINE
- ADVA. FC. LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED

76-33

The Ridge Illustrative Plan



Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi family units designed to be within ski access to the existing mountain while maintaining the existing ski accesses. Single family units have been located on the mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillside for the remainder of the Resort.





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: A request for approval of Gibson Hill Subdivision 1st Amendment that would remove the depiction of a 60' access and utility easement located in the south west corner of Lot 1.

Agenda Date: Wednesday January 25, 2017

Applicant: Richard Gibson

File Number: LVG092016

Property Information

Approximate Address: 2698 South 4550 W

Project Area: 5.49 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-416-0001

Township, Range, Section: T6N, R2W, Section 32

Adjacent Land Use

North: Agricultural	South: Residential
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SM

Applicable Ordinances

- Title 101 (General Provisions) Section 101-1-7 (Definitions)
- Title 104 (Zones) Chapter 5
- Title 106 (Subdivisions)

Background and Summary

The applicant has submitted a request to vacate the 60 foot access and public utility easement (PUE) located in the south west corner of Lot 1 of the Gibson Hill Subdivision so that he may use that space for agricultural purposes. The area of lot 1 is 5.48 acres. This subdivision has frontage on a public road called 4550 West Street, where the road terminates at a cul-de sac. See Exhibit A for proposed plat. On October 11, 2016 approval was granted from the County Commission to vacate this easement. See Exhibit C for County Commission public hearing minutes.

Due to the topography of the south west corner of the Gibson Hill Subdivision, it has been recommended by the utility providers to allow for a PUE that is wider than the typical 10 feet. It is has been agreed by Richard Gibson, that Questar Gas complete the gas line installation. It is from the location of the new gas line, that a new width of the PUE be established. To provide for maintenance and access, Richard Gibson has agreed to an additional five foot utility access easement. See Exhibit E for a street view photo of the topography.

Analysis

General Plan: This subdivision plat amendment is not contrary to the West Weber General Plan. The current agricultural land will be maintained as an agricultural parcel exceeding the required 5.25 acres.

Small Subdivision: The Weber County Land Use Code (Title 101) defines a "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of one lot and no new streets are being created or realigned. The Land Use Code (LUC § 106) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority who, for the purposes of this section, shall be the Planning Commission, for their review and decision based in compliance with applicable ordinances." Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Public utility, drainage and canal maintenance easements: It is required that area be dedicated as a perpetual right over and under land for the use as public utility where installations such as, public utility service lines, storm drainage facilities, and irrigation canals may be placed to service owners within the subdivision.

Culinary Water Provider: In Exhibit F, Taylor West Weber Water has provided a letter stating that they approve of the vacation of the 60' Public Utility Easement (PUE) excepting that a 15' PUE be reserved in its place.

Questar Gas: In Exhibit G, Questar gas has provided a letter stating that the new line has been placed at a distance of 16'2" from the fence on the southerly lot line, which has been rounded up to 17'. There will also be an additional five foot utility access strip placed parallel to the PUE.

Review Agencies: County reviewing agencies have posted comments for this proposal. The Surveying and Planning Departments have stated specific requirements that must be addressed prior to the final Mylar being recorded. The review agencies comments can be adequately address prior to approval and recording.

Utah State Code: Bellow is a section of Utah State Code that is pertinent to this subdivision amendment. These subsections are taken from Title 54, Chapter 3, Section 27, (Public Utility Easement).

- (5) *A subdivision plat that includes a public utility easement may not be approved by a county or municipality unless the subdivider has provided the county or municipality proof that the subdivider has, as a courtesy, previously notified each public utility that is anticipated to provide service to the subdivision.*
- (6) *A person may not acquire, whether by adverse possession, prescription, acquiescence, or otherwise, any right, title, or interest in a public utility easement or protected utility easement that is adverse to or interferes with a public utility's full use of the easement for the purposes for which the easement was created.*
- (7) *A gas corporation's, electric corporation's, or telephone corporation's failure to possess, occupy, or use a protected utility easement does not diminish or extinguish any right that the gas corporation, electric corporation, or telephone corporation has under the easement.*
- (8) *Nothing in this section may be construed to affect the right of a condemner to condemn a public utility easement as provided by law.*

Tax Clearance: There is no outstanding tax payments currently related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property, and posting the agenda to the state website. This proposal was heard and tabled on December 14 in order to gain a definite PUE width that can be agreed on by all parties.

Staff Recommendation

Staff recommends approval of the Gibson Hill Subdivision 1st Amendment. This recommendation for approval is subject to all review agency requirements and is based on the following condition:

1. Reserve a 17' minimum PUE with an additional 5' utility access strip to be shown on the plat.

The recommendation is based on the following findings:

1. Amending the subdivision will not have a negative effect on the Western Weber General Plan.
2. The public interest or any person will not be materially injured by the proposed vacation and subdivision amendment.
3. The proposed subdivision amendment meets applicable codes.

Administrative Approval

Administrative final approval of Gibson Hill Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code and Utah State Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, January 25, 2017.

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Gibson Hill Subdivision 1st Amendment
- B. Original Gibson Hill Subdivision Plat
- C. October 11 Commission Public Hearing Minutes
- D. Subdivision Application
- E. Site Image Showing topography

Area Map



Book Of Bearings

The purpose of this book was to correct the bearing and distance of the line of the eastern boundary of the Gibson Quarry Company and the western boundary of Section 32, 16N., 22W., 51E.B.M., as shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M.

Narrative

The purpose of this book was to correct the bearing and distance of the line of the eastern boundary of the Gibson Quarry Company and the western boundary of Section 32, 16N., 22W., 51E.B.M., as shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M.

Gibson Hill Subdivision
PART OF THE NORTHEAST QUARTER OF SECTION 32, 16N., 22W., 51E.B.M.
NOVEMBER, 2005

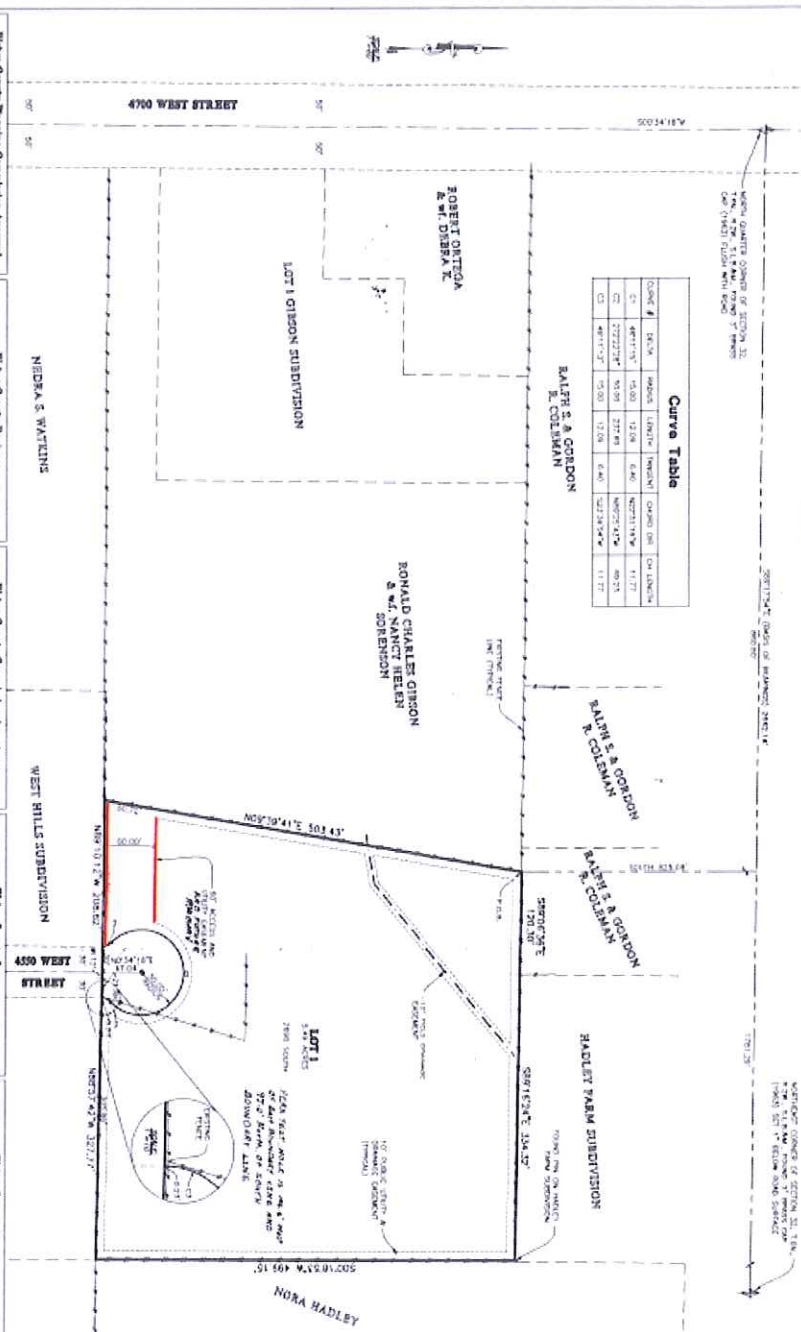
4-1/2 INCH SCALE

NOTICED THAT IN THE REPRESENTATIVE MAP OF THE SUBDIVISION, THERE IS AN ERROR IN THE BEARING AND DISTANCE OF THE LINE OF THE EASTERN BOUNDARY OF THE SUBDIVISION, AS SHOWN ON THE MAP OF SECTION 32, 16N., 22W., 51E.B.M., SHOWN ON THE MAP OF SECTION 32, 16N., 22W., 51E.B.M.

Boundary Description

THE NORTHEAST QUARTER OF SECTION 32, 16N., 22W., 51E.B.M., BEING A PORTION OF THE EASTERN BOUNDARY OF THE SUBDIVISION, AS SHOWN ON THE MAP OF SECTION 32, 16N., 22W., 51E.B.M., SHOWN ON THE MAP OF SECTION 32, 16N., 22W., 51E.B.M.

Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIST	CENTRAL ANGLE
1	48°11'36"	15.00	17.00	6.46	10.27117*	117.7
2	72°22'24"	10.00	27.49	10.27117*	49.23	117.7
3	48°11'36"	15.00	17.00	6.46	10.27117*	117.7



Water County Planning Commission Approval
This is to certify that the subdivision map was approved by the Planning Commission on November 15, 2005.

Water County Register
This is to certify that the subdivision map was recorded in the Register on November 15, 2005.

Water County Planning Commission Approval
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This is to certify that the subdivision map was approved by the Planning Commission on November 15, 2005.

Water County Register
This is to certify that the subdivision map was recorded in the Register on November 15, 2005.

Surveyor's Certificate
I, [Name], a person, a registered professional land surveyor in the State of Wisconsin, do hereby certify that the above is a true and correct copy of the original record plat as shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M.



Owner's Declaration and Certificate
I, [Name], do hereby declare that I am the owner of the land shown on the above map and that the same is not subject to any other claims or encumbrances.

Abstract/Admission
[Name], of the County of [County], State of Wisconsin, do hereby certify that the above is a true and correct copy of the original record plat as shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M., shown on the map of Section 32, 16N., 22W., 51E.B.M.

RA Reeve & Associates, Inc.
1234 Main Street
City, State, ZIP

Water County Health Department
This is to certify that the subdivision map was approved by the Health Department on November 15, 2005.

Water County Register
This is to certify that the subdivision map was recorded in the Register on November 15, 2005.

**MINUTES
OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Tuesday, October 11, 2016 - 10:00 a.m.
Commission Chambers, 2380 Washington Blvd., Ogden, Utah

In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

COMMISSIONERS: James Ebert and Kerry W. Gibson. Matthew G Bell was excused.

OTHER STAFF PRESENT: Ricky D. Hatch, County Clerk/Auditor; David C. Wilson, Deputy County Attorney; and Fátima Fernelius, of the Clerk/Auditor's Office, who took minutes.

- A. WELCOME – Commissioner Ebert
- B. MOMENT OF SILENCE
- C. PLEDGE OF ALLEGIANCE – Felix Lleverino
- D. THOUGHT OF THE DAY – Commissioner Gibson

E. CONSENT ITEMS:

1. Warrants #409895 - #410062 in the amount of \$927,236.89
 2. Purchase orders in the amount of \$77,033.48
 3. Minutes for the meeting held on October 4, 2016
 4. Request from Weber County Tax Review Committee to refund \$1,309.85 to Liberty Pipe Line Company, parcel 20-260-0001
 5. Request from Weber County Tax Review Committee to refund \$236.05 to Brian Monson, parcel 17-187-0012
 6. Request from the Weber County Animal Services Department to surplus a Toro 21" commercial mower
- Commissioner Gibson moved to approve the consent items; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

F. ACTION ITEMS:

1. TRAINING REIMBURSEMENT AGREEMENTS WITH THE FOLLOWING INDIVIDUALS:

Trista Speicher	Jacob Stanger
Kirk Fisher	Austin Pifer
Brexton Winterbottom	

Steffani Ebert, of the County Sheriff's Office, presented these agreements with individuals hired to attend the Fred House Training Academy. The agreement requires them to remain in the county's employment for two years after completing the training.

Commissioner Gibson moved to approve the Training Reimbursement Agreements with the above listed individuals; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

2. MEMORANDUM OF UNDERSTANDING WITH THE HILL AIR FORCE BASE 75TH AIR BASE WING TO PROVIDE HOUSING OF MILITARY MALE AND FEMALE DETAINEES IN THE WEBER COUNTY CORRECTIONAL FACILITY

Steffani Ebert, with the County Sheriff's Office, noted that this agreement is to provide housing of military male and female detainees in the county's facility. This agreement was signed in April, however, there has been a change in commander and they are updating all of their agreements.

Commissioner Gibson moved to approve the Memorandum of Understanding with the Hill Air Force Base 75th Air Base Wing to provide housing of military male and female detainees in the Weber County Correctional Facility; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

G. PUBLIC HEARING:

1. Commissioner Gibson moved to adjourn the public meeting and convene the public hearing; Commissioner Ebert seconded.
 Commissioner Gibson – aye; Commissioner Ebert – aye

2. **PUBLIC HEARING TO CONSIDER AND TAKE ACTION ON A REQUEST TO VACATE A ROAD EASEMENT FOR A FUTURE RIGHT OF WAY IN THE GIBSON HILL SUBDIVISION. THE 60' PUBLIC UTILITY (PUE) EASEMENT IS LOCATED IN THE SOUTHWEST CORNER OF LOT**

Felix Lleverino, of the County Planning Division, stated that the applicant had requested to vacate this 60 foot easement. The 60 ft. access had been designated for a future roadway in 2005 on the southwest corner of the lot. After review, it has been found that there is no roadway dedicated for the property to the west or for a roadway to continue; it does not appear that there is a viable connection between the two main roads. The Planning Division recommends vacating the 60 foot access and utility easement for a future roadway in the southwest corner of Lot 1 of the Gibson Hill Subdivision. They also recommend that it be replaced with a 20 foot PUE and a 6 foot dedicated pedestrian access to provide connectivity for future development to the north/northwest. However, this item is only for the vacation of the road easement and the other two recommendations will be discussed as part of the subdivision. This item will go before the Western Weber Planning Commission tonight for their feedback.

3. Public comments: Commissioner Ebert invited public comments and none were offered.

4. Commissioner Gibson moved to adjourn the public hearing and reconvene the public meeting; Commissioner Ebert seconded.
 Commissioner Gibson – aye; Commissioner Ebert – aye

5. **ACTION ON THE PUBLIC HEARING:**

G.2.-VACATE ROAD EASEMENT FOR A FUTURE RIGHT-OF-WAY IN THE GIBSON HILL SUBDIVISION – ORDINANCE 2016-14

Commissioner Gibson moved to adopt Ordinance 2016-14 vacating a road easement for a future right of way in the Gibson Hill Subdivision; Commissioner Ebert seconded.
 Commissioner Gibson – aye; Commissioner Ebert – aye

H. PUBLIC COMMENTS: None

I. ADJOURN

Commissioner Gibson moved to adjourn at 10:14 a.m.; Commissioner Ebert seconded.
 Commissioner Gibson – aye; Commissioner Ebert – aye; Chair Bell – aye

Attest:

 James Ebert, Vice Chair
 Weber County Commission

 Ricky D. Hatch, CPA
 Weber County Clerk/Auditor

AMENDMENT

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <u>July 18, 2016</u>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <u>Gibson Hill subdivision 1st amendment</u>		Number of Lots <u>1</u>
Approximate Address <u>2698 S. 4550 W</u>		Land Serial Number(s) <u>154160001</u>
Current Zoning <u>A-1</u>	Total Acreage <u>5.49 ac.</u>	

Culinary Water Provider <u>Taylor Wed Weber</u>	Secondary Water Provider <u>Hooper water improvement</u>	Wastewater Treatment _____
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Property Owner Contact Information

Name of Property Owner(s) <u>Richard B. Gibson</u>	Mailing Address of Property Owner(s) <u>2698 S. 4550 W Ogden (Taylor) Utah</u>
Phone Home <u>801 731 3453</u> Fax Cell <u>801-514-8196</u>	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)	Mailing Address of Authorized Person
Phone	Fax
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <u>Reeve</u>	Mailing Address of Surveyor/Engineer
Phone <u>801-621-3100</u>	Fax
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Owner Affidavit

I (we) Richard Gibson, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Richard B. Gibson
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 18 day of July, 2016



[Signature]

(Notary)



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South
West Haven Utah 84401

Dec.16 2016

To: Weber County Planning
Attn. Felix Lieverino

Subject: Easement Gibson Hill Subdivision lot 1

Taylor West Weber Water District has no problem with the 60' road easement being vacated as long as the utility easement Of 15 foot stays in place.



Val Surfage

Manager
Taylor West Weber Water District

Scott Slater (Questar) [Scott.Slater@questar.com]

1-17-2017 3:08 PM

Questar installed the gas line Friday and finishing up today. The furthest North point from the fence is 16.2', so as agreed a 17' PUE will need to be recorded along with the additional 5' access strip. If you need any more info let me know. Thanks

Scott Slater

Operations Engineering

Questar Gas Company



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of The Summit at Ski Lake Subdivision No. 11 – 2nd Amendment subdivision plat which changes the location of lot access from the northerly side to the southerly side of the Lot.

Type of Decision: Administrative

Agenda Date: Wednesday, January 25, 2017

Applicant: Craig and Christy Wagstaff

File Number: UVS072216

Property Information

Approximate Address: 6763 East Clairetina Court, Huntsville UT

Project Area: 1.285 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Residential Building Lot

Proposed Land Use: Residential Building Lot

Parcel ID: 20-136-0002

Township, Range, Section: T6N, R1E, NE¼ Section 24

Adjacent Land Use

North:	Residential	South:	Forest
East:	Residential	West:	Residential

Staff Information

Report Presenter: Scott Mendoza
smendoza@co.weber.ut.us
801-399-8769

Report Reviewer: RG

Applicable Weber County Land Use Codes

- Title 101 (General Provisions) Section 7 (Definitions).
- Title 104 (Zones) Chapter 14 (FV-3 Zone).
- Title 104 (Zones) Chapter 27 (Natural Hazards Overlay District).
- Title 106 (Subdivisions).
- Title 108 (Standards) Chapter 12 (Non-Conforming lots) Section 11 (Subdivision plat requirements for nonconforming lots; exemptions).

Background and Summary

The applicant is requesting approval of The Summit at Ski Lake No. 11 – 2nd Amendment, located at approximately 6763 East Clairetina Court. The proposed (amended) subdivision lies within the Forest Valley-3 (FV-3) Zone and consists of one (1.285 acre) lot that fronts on Clairetina Court and rears on Via Cortina Street. This lot does not meet current minimum lot area standards; however, it is considered a (legal) non-conforming lot due to its original approval being based on compliance with previous codes and its vesting being based on an agreement between the original developer and Weber County.

The purpose of this subdivision is to move the existing “no access line” from the south side of the lot and place it on the north side. The need to have a “no access line” is due to the County’s code prohibiting double fronting lots. Section 106-2-4 (c) states: *Interior lots having frontage on two streets shall be prohibited except where unusual conditions make other design undesirable.*

Analysis

General Plan: The Summit at Ski Lake No. 11 – 2nd Amendment is an amendment of one lot that did initially conform to the General Plan and development standards that were in place at the time the original lot (and overall larger subdivision) was given a preliminary approval. The original lot and the proposed amended lot do not conform with the current General Plan or the development standards in place today; however, the lot is considered “non-conforming” and is vested under the previous General Plan and development codes.

Zoning: The subject lot, at the time of its vesting approval, was located in the Forest Residential (FR-1) Zone which required a minimum lot area of one acre and a minimum lot width of 150 feet. Due to the County amending its zoning map, the subject lot is now located in the FV-3 Zone. The purpose of this zone, as described in LUC §104-14-1, is stated below:

“The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Lot Area, Frontage, Width, and Yard Regulations: The subject lot, at the time of its creation, was located in the Forest Residential (FR-1) Zone which required a minimum lot area of one acre and a minimum lot width of 150 feet. Today the subject lot is located in the FV-3 Zone. The area of the amended lot does not meet the minimum lot area of 3 acres for the FV-3 Zone. The lot’s width of 160.23 feet does meet current minimum width requirements for the FV-3 zoning standards.

The Yard Regulations for the FV-3 zone are as follows:

Front: 30 feet

Side: 20 feet

Rear: 30 feet

Small Subdivision: The Weber County Land Use Code (§101-1-7) defines a “small subdivision” as “A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.” This subdivision consists of one lot and no new streets are being created or realigned. The Land Use Code (§106-1-5(b),(1)) states: “With the exception of small subdivisions, the preliminary plan/plat, including the phasing plan, shall be presented to the land use authority who, for the purposes of this section, shall be the planning commission, for their review and decision in compliance with applicable ordinances.” Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Nonconforming Lot: According to the Weber County Land Use Code (§108-12-11(2)), all lots platted within the bounds of a subdivision, that was created pursuant to the standards of the zoning code and subdivision code in effect at the time of its creation, but no longer complies due to subsequent changes to these codes, may be amended pursuant to the minimum standards in effect at the time of its creation. The amendment cannot create any new lots and an amended plat is required.

The above standard enables the requested amendment through an official subdivision plat only.

Culinary Water: Culinary water will be provided by the Lakeview Water Company.

Sanitary Sewer: Sewer services will be provided by the Mountain Sewer Corporation.

Natural Hazards: The original lot (Lot 42R) was designated as a “Restricted Lot” and the amended lot (Lot 56R) will retain the same “Restricted” designation. Lots designated with an “R” are required to go through the Hillside Development Review process prior to receiving a building permit for development of the property.

Natural Hazards: Due to subject lot being located within a geologic study area, according to the Weber County Geologic map, the owner/developer of Lot 56R is required to submit a geologic reconnaissance report according to § 104-27-4 of the Weber County Land Use Code. A reconnaissance report is used to determine the need for site specific geotechnical and geological studies. The applicant, in this case, has elected to address potential natural hazards by submitting site specific geotechnical and geological studies (dated October 16, 2016 and identified as GSH Geotechnical, Inc. Job No. 2206-01N-16) which will be kept on file in the Planning Division Office. The final plat will provide a note that refers to the availability of the studies and a Notice, referring to the same studies, will also be recorded on the Lot’s title.

Review Agencies: The proposed subdivision has been reviewed by the Weber Fire District and Weber County’s Surveyors, Engineering, Planning, and Treasurer’s Offices. All agencies have approved the subdivision.

Tax Clearance: There is no record of past delinquent taxes and there are no current outstanding taxes on the subject lot.

Public Notice: Noticing requirements have been met. The Weber County Land Use Code (§106-1-6(c)) states: *For an amendment to a subdivision, the planning division shall provide notice of the date, time, and place of at least one public meeting, at least ten calendar days before the public meeting. The notice shall be mailed and addressed to the record owner of each parcel within 500 feet of the property.*

Staff Recommendation

Staff recommends final approval of The Summit at Ski Lake No. 11 - 2nd Amendment consisting of one lot. This recommendation is based on the subdivision's compliance with applicable County Codes and on the following conditions:

1. The proposed subdivision shall comply with all applicable codes and requirements of the Weber County review agencies.
2. A note to purchasers of restricted lots, as required by the Land Use Code (§106-1-8(c)(4)(a)), shall be added to the final mylar prior to recording.
3. A Natural Hazard Notice shall be recorded with the final mylar.
4. A note referring to the availability of a GSH Geological Study dated October 16, 2016 (Job. No. 2206-01N-16) and a GSH Geotechnical Study dated October 16, 2016 (Job No. 2206-01N-16) shall be added to the final mylar prior to recording.
5. All lot development shall comply with the applicable recommendations of the GSH Geological Study dated October 16, 2016 (Job. No. 2206-01N-16) and the applicable recommendations of the GSH Geotechnical Study dated October 16, 2016 (Job No. 2206-01N-16).

Administrative Approval

Administrative final approval of The Summit at Ski Lake No. 11 – 2nd Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, January 25, 2017.

Rick Grover, Director
Weber County Planning Division

Exhibits

- A. Proposed Dedication Plat

Vicinity Map



Site Map



