

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 7/23/12	Fees (Office Use) \$200 Planning \$600 \$200 Engineering \$200 Surveying	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name SILVER BELL ESTATES NO. 1	Number of Lots 2
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Approximate Address NORDIC VALLEY	Land Serial Number(s) #53 220320015
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Current Zoning FV-3	Total Acreage 3.35	#51 220330015
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Culinary Water Provider Nordic Mountain	Secondary Water Provider N/A	Wastewater Treatment Septic/Individual
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Property Owner Contact Information

Name of Property Owner(s) KENNETH B. AND DEBRA D. WRIGHT	Mailing Address of Property Owner(s) P.O. BOX 247 EDEN, UTAH 84310
Phone 801-392-4741	Fax 801-393-5655
Email Address KENNY@GRIZZLYUTAH.COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) BRIAN BARNETT	Mailing Address of Authorized Person
Phone 801-388-8651	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 HANSON AND ASSOCIATES, INC.	Mailing Address of Surveyor/Engineer 538 N. MAIN STREET BRIGHAM CITY, UT. 84302
Phone 435-723-3491	Fax 435-723-3492
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Owner Affidavit

I (We), KENNY & DEBBIE WRIGHT, 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.

[Signature] (Property Owner) [Signature] (Property Owner)

Subscribed and sworn to me this 23 day of JULY, 20 12

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Weber County

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Fax: (801) 399-8862

Subdivision Application

This Subdivision application identifies submittal requirements and processes for subdividing land in the unincorporated lands of Weber County.

While the Planning Division staff distributes copies of your application to County agencies and other applicable utility agencies responsible for reviewing your application, the applicant is responsible for following up with them if they need additional information.

- A pre-application meeting with the applicant and the appropriate staff is required prior to application submittal; please call (801) 399-8791 to make an appointment.

Date of pre-application review meeting: _____ Time: _____

Staff member assigned to process application: _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesdays of the month.

Subdivisions will only be placed on a Planning Commission agenda upon receipt of reviewing agency recommendations including the County Engineer's Office and the Weber County Fire District.

This application is subject to all applicable Weber County Zoning and Subdivision Ordinances. It is important that the applicant read and understand the ordinances to prevent delays in the approval of their subdivision.

Process

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda. The following steps/timeline/process tracks your application:

- Complete Application Form
- Staff determination that the application is complete
- Referral agencies are requested to review submittal
- Applicant coordinates as needed with reviewing agencies
- Staff report is drafted and a copy given to applicant
- Application placed on an upcoming agenda by staff
- Planning Commission meeting scheduled Date: _____



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Fee Schedule

A subdivider proposing a subdivision in the unincorporated territory of Weber County shall deposit with the County non-refundable fee for planning, surveying and engineering subdivision review processing and improvement inspection at the time of submission of the preliminary plan to help defray the review costs incurred by the County. All of these fees shall be in accordance with the fee schedule listed below:

Planning/Surveying/Engineering - First Review

Lots	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
1-4	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit*
5+	\$250 + \$20 per lot/unit	\$400 + \$20 per lot/unit	\$150 + \$50 per lot/unit

Notes:

* \$150 + \$50 per lot/unit where the lots/units have improvements

Planning/Surveying/Engineering - Subdivision Change Fees

Changes	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
Each	\$125	\$125	\$125

Time Extensions require the Subdivision Fees for Planning, Engineering, and Surveying to be repaid.

Subdivision Extension

A onetime, one-year extension of final approval can be granted by the Planning Commission for \$300. An eighteen-month extension of preliminary approval may be granted by the Planning Director after repayment of subdivision fees. Please see the Weber County Subdivision Ordinance for details.

First Determination

- Is this a minor subdivision meeting the following definition as found in the Weber County Subdivision Ordinance 26-1-3.20:

"Minor Subdivision":

- a. A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned.
- b. An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.
- c. A subdivision phase consisting of five (5) or fewer lots which has a valid preliminary approval and meets all conditions of that preliminary approval, including proposed street layouts.

If YES, skip to [Section 2](#) of this checklist (Page 3). If NO, complete Sections 1 & 2



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The following is required for application form submittal:

Section 1

Preliminary Approval Checklist:

- Meet Preliminary Plan requirements of the Weber County Subdivision Ordinance 26-1-5
- Obtain signature of the owner(s) on the application and any authorized representatives
- Five (5) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance
- An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF format
- A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)

Section 2

Final plat checklist

- Meet final plat requirements of the Weber County Subdivision Ordinance 26-1-8 and other requirements as determined necessary by the referral agencies as approved by preliminary approval
- Obtain signature of the owner(s) on the application and any authorized representatives
- Five (5) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance.
- An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF format including improvement drawings.
- A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)



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For Your Information

26-1-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. Subdivision applications that have not received preliminary approval within 18 months from the date of submittal shall be void. Subdivisions receiving preliminary plan approval shall have eighteen (18) months from the date of the approval to receive a recommendation for final approval of the subdivision or the first phase thereof, from the Planning Commission. An extension of preliminary approval for an additional time period of up to eighteen (18) months may be granted by the Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County, State and Federal ordinances current at the time of the extension.

The extension request shall be submitted and approved prior to the expiration of the original approval period.

(B) Time Limitation for Final Approval. A final subdivision plat for the first phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall not be received for recording and shall have no validity whatsoever. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall not be received for recording and shall have no validity whatsoever. The Planning Commission may grant one time extension for final subdivision approval for a maximum of one (1) year per subdivision. A multiple phase subdivision may receive only one time extension, not one time extension per phase.

(C) Any subdivision that has received preliminary or final approval, including a subdivision with multiple phases in which all of the phases have received preliminary approval, but has become non-conforming in any manner due to changes in applicable ordinances shall be allowed to retain the density which it was approved provided that the originally approved phasing plan is followed and the time limitations for preliminary and final approval are met.

For your convenience and project coordination, we have listed contact information for the following agencies:

Weber County Engineering, 2380 Washington Blvd., Suite 240, Ogden UT (801) 399-8374

Weber County Treasurer (*To verify taxes are paid*), 2380 Washington Blvd, 3rd Floor, Ogden UT (801) 399-8111

Weber County Fire District, 1871 N 1350 W, Ogden UT (801) 782-3580

Weber County Recorder/Surveyor, 2380 Washington Blvd., Ogden UT (801) 399-8020

Weber-Morgan Health Department – Environmental Health Division, 477 23rd Street, Ogden UT (801) 399-7160

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input type="radio"/>	* _____

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

* - Preliminary/Final Approval

** - Only if subdivision is new send it to Weber Pathways

Silver Bell Estates No. 1, 3rd Amendment Lots 51 and 53

WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.
May, 2012

SURVYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat of SILVER BELL ESTATES NO. 1 3RD AMENDMENT LOTS 51 AND 53 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this _____ day of _____, 2012.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

LOTS 51 AND 53, SILVER BELL ESTATES NO. 1, RECORDED AS ENTRY NO. 365366, BOOK 12 AT PAGE 89-91 OF OFFICIAL RECORDS IN THE OFFICE OF THE WEBER CO. RECORDERS OFFICE MORE PARTICULARLY RECORDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 51 BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 3850 EAST STREET, SAID POINT BEING LOCATED 1365.55 FEET NORTH 15°38'45" WEST FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 78°00'00" WEST 228.92 FEET TO THE ORIGINAL NORTHEAST CORNER OF SAID LOT 53; THENCE SOUTH 22°00'00" WEST 252.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 53 BEING ON THE NORTH RIGHT-OF-WAY LINE OF 2050 NORTH STREET; THENCE TO THE LEFT ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE A DISTANCE OF 157.08 FEET HAVING A CENTRAL ANGLE OF 40°00'06", CHORD BEARS SOUTH 58°00'00" WEST 153.92 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHERLY CORNER OF SAID LOT 53; THENCE NORTH 58°29'00" WEST 275.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 53; THENCE NORTH 09°00'00" EAST 164.68 FEET ALONG THE WEST LINE OF SAID LOT 53 AND THEN LOT 51; THENCE NORTH 19°00'00" EAST 96.54 FEET ALONG THE WEST LINE OF SAID LOT 51; THENCE NORTH 28°00'00" WEST 58.72 FEET ALONG THE WEST LINE OF SAID LOT 51 TO THE NORTHWEST CORNER OF SAID LOT 51; THENCE NORTH 82°00'00" EAST 438.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 51 BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 3850 EAST STREET; THENCE SOUTH 12°00'00" EAST 150.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.355 ACRES AND TWO (2) LOTS.

NARRATIVE

The purpose of this survey was to amend lots 51 and 53, Silver Bell Estates No. 1 recorded as Entry No. 365366, Book 12 at page 89-91 of official records in the office of the Weber Co. Recorders Office and set the property corners of the amended line as shown and described hereon. The survey was ordered by Brian of Western Region Const. for Kenneth Wright. The control used to establish the property corners was the existing found property corners set within the Silver Bell Subdivision which miss the subdivision layout based on current section corner monumentation by ±7". Also used as control was the Weber County Survey Monumentation surrounding Section 32, T7N, R1E, SLB&M. The basis of bearing is the east line of said Section which bears North 00°03'24" East Weber County Survey Grid Bearing.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown hereon and name said tract AMENDMENT NO. 1 SLEEPY HOLLOW SUBDIVISION, and do hereby Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water 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, and do also hereby Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

Signed this _____ day of _____, 2012.

Name Kenneth B. Wright

Name Debra D. Wright

ACKNOWLEDGMENT

State of Utah } SS
County of _____

On the _____ day of _____, 2012, personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Commission Expires _____ Notary Public

WEBER COUNTY RECORDER

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

DEVELOPER:
Kenneth B. Wright
PO Box 247
Eden, Utah 84310
(801) _____

Northeast Cor. of Sec. 32
T7N, R1E, SLB&M
Found Weber Co. Brass
Cap Monument 1987

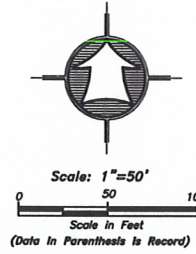
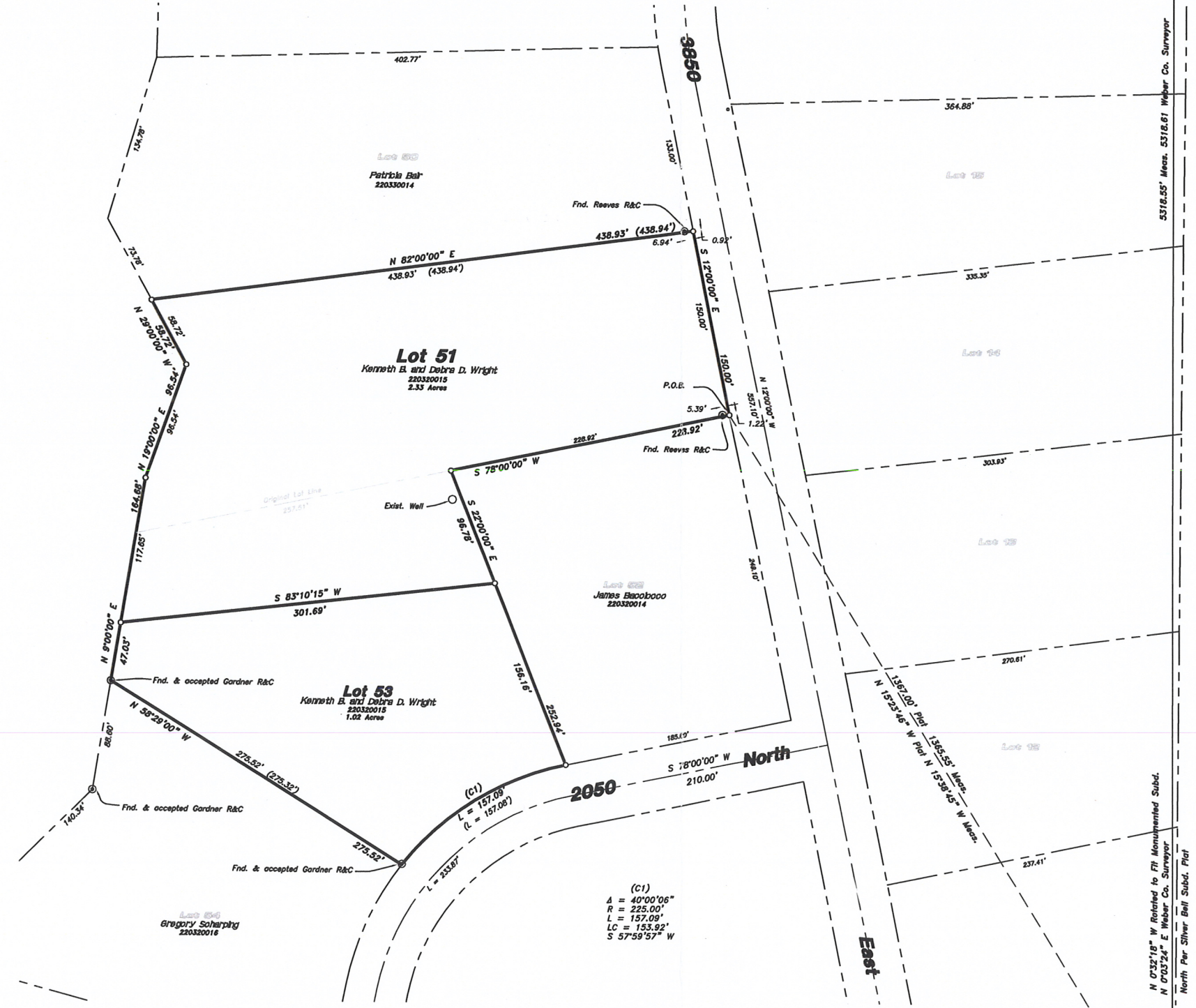
29 28
32 33

5316.55' Mens. 5316.61 Weber Co. Surveyor

N 07°21'18" W Related to FM Monumented Subd.
N 15°23'46" W Plat 1365.55' Mens. 1538.45' W Mens.
North Per Silver Bell Subd. Plat

Southeast Cor. of Sec. 32
T7N, R1E, SLB&M
Found BLM Brass Cap
Monument 1968

32 33
5 4



- LEGEND**
- Subject Property Line
 - Adjoining property Line
 - Centerline
 - Ditch
 - Fence Line
 - Section Corner
 - Street Monument
 - Found Survey Point
 - Saf 5/8" Rebar With Cap

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 executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2012.

Signature

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with the county standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ day of _____, 2012.

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 _____, 2012.

Chairman, Weber County Planning Commission

Attest:

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 _____, 2012.

Chairman, Weber County Commission

Attest: