

Weber County Vacation Application

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

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

\$120

1541

EV2013-01

Requesters Contact Information

Name

Salmon Prairie, LLC

Mailing Address

3739 East 4350 North
Liberty, UT 84310

Phone

801-745-2586

Fax

Email Address

njohnson@ovalley.net

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

Address

2423 N 1500 west
Ogden, UT 84404

Land Serial Number(s)

191820001

Vacation Request

Easement Road Subdivision Subdivision Lot

Current Zoning

m-1

Subdivision Name

Weber Industrial Park Plat D

Lot Number(s)

3B

Project Narrative

Vacate public utility easement which is not being used in order to build on top of it.

Property Owner Affidavit

I (We), Nanette Johnson, manager, 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.

(Property Owner)

Nanette Johnson manager
Salmon Prairie
LLC

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____

(Notary)

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)

Staff process checklist for Road Dedication

- | Date | |
|--------------------------------|--|
| <input type="checkbox"/> _____ | Confirm that the proposal meets the requirements for a road dedication plat |
| <input type="checkbox"/> _____ | Make sure that the application has been filled out completely with the appropriate fees paid |
| <input type="checkbox"/> _____ | Send application to review agencies (Engineering and Surveying) |
| <input type="checkbox"/> _____ | Provide the applicant with a copy agency review comments |
| <input type="checkbox"/> _____ | Send road dedication mylar to agencies for signatures |
| <input type="checkbox"/> _____ | Have Engineering Department review engineering cost estimates for road improvements |
| <input type="checkbox"/> _____ | Take road dedication plat to the County Commission for acceptance of the road and the financial guarantee for improvements |
| <input type="checkbox"/> _____ | Owner(s) and staff go to the recorder's office to record plat and documents |



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Vacating Roads, Easements, and Subdivisions

Road vacation is a process governed by state law whereby Weber County considers whether to retain the public's interest in road rights of way, e.g., the right of the public to use an existing road or right of way.

There may be rights and interests of private individuals and utility companies that will remain, e.g., if utilities are located in the right of way, these easements will be retained. If approved, this can result in the vacated road becoming part of the abutting owners' property. Road vacation does not necessarily remove all encumbrances from the area vacated.

A pre-application meeting 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 Tuesday of the month.

Fee Schedule

Fee Required _____

- | | |
|---------------------------------|--------------|
| • Road vacations | \$300 |
| • Easement vacations | <u>\$120</u> |
| • Subdivisions or lot vacations | \$120 |

Application Submittal Checklist

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 is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- Vacating a subdivision or phase of the subdivision, requires a petition signed by all lot owners requesting to vacate the subdivision (or phase of the subdivision), or a lot within the subdivision as per Utah Code 17-27a-608.4b. (As per Utah Code 17-27a-608.1b(ii), without the petition from all lot owners within the subdivision or phase of the subdivision, then a public hearing is required)
- Vacating easements will require letters from the Rocky Mountain Power, Questar, Qwest, Water provider, and Sewer provider. A letter of support from the Engineering Department is also required.
- Vacating a road will require a letter of support from the Weber County Engineering and Surveying Department



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Approval Process

The Planning Division will forward a copy of the request to vacate to the review agencies for any comments. The Planning Commission will have to make a recommendation to the County Commission to vacate any subdivision or lot within a subdivision, with the recommendation given at the same time the Planning Commission makes a recommendation to approve an amended subdivision plat. This recommendation is then forwarded to the County Commission, who holds a public hearing to vacate a subdivision or a lot within the subdivision.

Vacating a road, easement, or subdivision requires an ordinance, approved by the County Commission.

For Your Information

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.



COPY

Comcast Cable
1350 E. Miller Ave.
Salt Lake City, UT 84106

November 6, 2012

Mr. Mark Ferrin
Harmony Concepts
2423 North 1500 West
Ogden, UT 84404

Dear Mr. Ferrin,

Comcast of Utah II grants you permission to encroach on the public utility easement located parallel and adjacent to the west side of the property at 2423 North 1500 West, Ogden, Utah.

Sincerely,

Gary Goldstein
Design and Planning

05/20/12 10:10 AM

1/20/12

COPY



Ogden, Utah
November, 09 2012

Marc Ferrin Harmony Concepts
2423 N 1500 West
Ogden, UT 84404

RE: R/W 10-023-884

Dear Mr. Marc:

I have examined our records regarding CenturyLink facilities in lot 3B of Weber Industrial Park at 2423 N 1500 west. There are no buried telephone facilities along the west side of your lot. Therefore, CenturyLink has no objections to you building a Shed /Garage/ Building over the easement.

If you have any questions or need additional information, please contact me on 801-626-5380.

Sincerely,

A handwritten signature in cursive script that reads "Gary Weaver".

Gary Weaver
Engineer II
CenturyLink Communications

Space above for County Recorder's use
PARCEL I.D.#

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 3B, Industrial Park Subdivision, located in the North East quarter of Section 36, Township 7 north, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

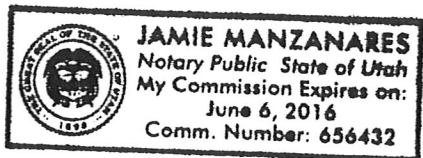
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on November 8, 2012.

QUESTAR GAS COMPANY

By: *Paul A. [Signature]*
Attorney-In-Fact

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On November 8, 2012, personally appeared before me Dave Ingleby, who, being duly sworn, did say that he is Attorney-In-Fact for QUESTAR GAS COMPANY, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, an official certification of which is recorded as Entry #2089012, Page 2, in the Office of the Weber County Recorder.



Jamie Manzanares
Notary Public

WEBER-BOX ELDER CONSERVATION DISTRICT

471 WEST 2ND STREET • OGDEN, UTAH 84404

COPY

OFFICERS

DAVID S. HUMPHREYS
CHAIRMAN

TEREL H. GRIMLEY
GENERAL MANAGER-TREASURER

DALE VALCARCE
SECRETARY-CLERK

MICHAEL V. HOUTZ
LEGAL COUNSEL



PHONE (801) 621-6555
FAX (801) 621-6558
INSIDE UTAH - TOLL FREE
1-800-750-6553

TRUSTEES

DAVID S. HUMPHREYS

PAUL W. NELSON

RICK HANCOCK

DOLPH WOODS

STEVE KNUDSON

November 06, 2012

Harmony Concepts Inc.
Attn. Mark Ferrin
2423 North Rulon White Blvd.
North Ogden, Utah 84404

RE: Rear Utility Easement (Harmony Concepts Inc.)

To whom it may concern,

Mr. Ferrin contacted our office concerning building of a building on the rear the business lot located at above address. Our District main lines in this area are in the street right-of-ways. The district has no problem with releasing the easements in the rear or side yards of this property. Our service connection is also in street right-of-way. Please notify Blue Stakes before digging or construction for location of all utilities.

Should you have any concerns or questions please contact me at 621-6555.

Sincerely,

Mark Greenhalgh
Engineering

COPY

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

Directors

Jimmie Papageorge
Farr West

Bruce Richins
Harrisville

Keith Butler
Marriott/Slaterville

Jay Jenkins
Plain City

Ronald Stratford
Unincorporated Area

Management

Jerry Allen
General Manager

Monette Panter
Office Manager

November 13, 2012

Mark Ferrin
2423 North 1500 West
Ogden Utah, 84404

RE: Proposed Utility Easement

The Bona Vista Water District hereby grants permission for Mark Ferrin at 2423 North 1500 West, Weber County Industrial Park, Weber County to build on the proposed easement.

The easement is of no concern to the Water District.

Sincerely,



Bona Vista Water District
Jerry K. Allen/General Manager

COPY



1438 West 2550 South
Ogden, Utah 84401

February 16, 2011

Harmony Concepts
Mark Ferrin
2423 Rulon White Blvd
Ogden, UT 84404

RE: EASEMENT ENCROACHMENT
Request: 5519788

Dear Mr. Ferrin:

As you requested, Rocky Mountain Power hereby consents to a proposed encroachment of the utility easement on the west rear of property located at or near 2423 Rulon White Blvd, Ogden, UT.

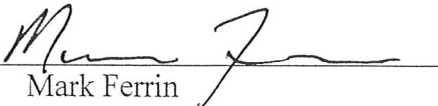
However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, addition, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Please acknowledge the receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,

Robert Thorsted
Estimator
(801) 629-4426

Consented to this 6th day of Nov. 2012 
Mark Ferrin

mailed original in
11/6/2012
MF

COPY

Barry

From: Lance L. Wood [LanceW@centralweber.com]
Sent: Monday, January 14, 2013 11:45 AM
To: 'Barry'
Subject: RE: Utility Easement Vacate Request

Barry

I have reviewed the utility easement bisecting the center of Lot 3B in the Weber Industrial Park – Plat "D". Central Weber Sewer Improvement District is not currently utilizing that easement and has no plans to use the easement in the future. As far as Central Weber is concerned the easement can be abandoned.

Let me know if you have any further questions.

Lance

Lance L Wood, P.E.
General Manager
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
2618 W. Pioneer Road
Ogden, Utah 84404
Tel. (801) 731-3011
Fax (801) 731-0481
lancew@centralweber.com

From: Barry [mailto:Barry@harmonycon.com]
Sent: Monday, January 14, 2013 11:29 AM
To: Lance L. Wood
Subject: Utility Easement Vacate Request

Hi Lance,

The land parcel in question is the Harmony Concepts building in Weber Industrial PK(Plat D), Parcel No. 19-182-0001, Lot 3-B.

The recorded easement running through property appears to be abandoned and already received vacate confirmations from the Power Co, Water Co, Pine View, Questar, Comcast, Quest, and Wasatch View Estates mobile home pk.

We are interested in expanding our present building and hopeful we can construct over the easement in question. Therefore, a Request to Vacate needs to be prepared and submitted.

Please contact me if I need to complete any specific forms, etc and will be glad to comply as needed.

Thanks and appreciate hearing from you.

Barry Johnson (801 737 4831)

Barry Johnson 801 737 4031
3:30

PART OF THE NORTH 1/2, OF SECTION 36, T.7N., R.2W., S.L.B. & M.
WEBER INDUSTRIAL PARK PLAT "D" LOT 3B

182

TAXING UNIT: 17

IN WEBER COUNTY

SCALE 1" = 50'



SEE PAGE 157

SEE PAGE 157

SEE PAGE 157

SEE PAGE 157

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 57, PAGE 48 OF RECORDS.

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW OF VACATIONS (ROAD, EASEMENT, OR LOT WITHIN SUBDIVISION)

<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"/>	HEALTH

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"/>	_____

--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

