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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
6/13/13	$525.00	12668	

Subdivision and Property Information

Subdivision Name	Number of Lots
Kaminski Subdivision	1

Approximate Address	Land Serial Number(s)
9500 E. 1700 S.	21-037-0020, 21, 22, 23

Current Zoning	Total Acreage
FV-3	3.87

Culinary Water Provider	Secondary Water Provider	Wastewater Treatment
Huntsville TOWN	Weber Basin	Weber County Health

Property Owner Contact Information

Name of Property Owner(s)	Mailing Address of Property Owner(s)
Craig Kaminski	151 LABRADOR LANE
Phone: 801-598-4981 / Fax: CKaminski759@gmail.com	BELLEVUE, IDAHO 83313
Email Address: CKaminski@comRE.com	Preferred Method of Written Correspondence: ☒ Email ☐ Fax ☐ Mail

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: ☐ Email ☐ Fax ☐ Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer	Mailing Address of Surveyor/Engineer
Pinnacle Engineering	2720 North 350 West, Suite 108
Phone: 801-773-1910 / Fax	Layton, UTAH 84041
Email Address: Shawna@pinnacle-eng-svy.com	Preferred Method of Written Correspondence: ☒ Email ☐ Fax ☐ Mail

Property Owner Affidavit

I (We), Craig Kaminski, 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) _____ (Property Owner)

Subscribed and sworn to me this 13TH day of JUNE, 2013

(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)

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Ogden, Utah 84401-1473
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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: 6/13/13 Time: 12:55
  Staff member assigned to process application: BSH

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*:

"Small 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 17copy, 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*)
- ☐ 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.

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 digital format of 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

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☐ A non-refundable fee made payable to Weber County (see *Fee Schedule*)

☐ 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.

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 that have received preliminary plan approval shall have eighteen (18) months from the date of the preliminary approval by the Planning Commission to receive a recommendation for final approval of the subdivision, or the first phase.

The Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County ordinances, and State and Federal laws current at the time of the extension may grant an extension of preliminary approval for an additional time of up to eighteen (18) months. The extension request shall be submitted, and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extension will be granted. The Planning Director shall deny any requested time extension beyond the two that are based on financial, economic, or self-imposed hardship.

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 or a 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 have no validity. 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 have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. An additional time extension may be granted if the hardship is determined to be a county cause delay.

(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

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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 CMS RECEIPTING SYSTEM

OFFICIAL RECEIPT

*** REPRINT ***

Date: 14-JUN-2013 Receipt Nbr: 1934 ID# 12668

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: CKCO
Template: PUBLIC WORKS
Description: SUBDIVISION APPLICATION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	$	.00
Total Coin	$	.00
Total Debit/Credit Card	$	.00
Pre-deposit	$	.00
Total Checks	$	525.00
Grand Total	$	525.00

Account Number	Account Name	Comments	Total
2013-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		175.00
2013-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		175.00
2013-08-4181-3419-0564-000	SUBDIVISION FEES - PLANNING		175.00

TOTAL $ 525.00

Check Amounts

525.00

Total Checks: 1 Total Check Amounts: $ 525.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***