

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 24, 2022
4:00 to 5:00 p.m.**

1. **Minutes:** November 22, 2021, August 25, 2021
2. **UVA111821** Consideration and action on a request for administrative approval of Aspen Ridge at Powder Mountain Subdivision Amendment 1. **Presenter Steve Burton**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact thePlanningDivision Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item****

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of November 22, 2021, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Scott Perkes, Planner; June Nelson, Secretary

1. Minutes approved from: November 3, 2021
2. **UVD08272021** - Consideration and action on an administrative application, final approval of Daylight Ranch Subdivision, consisting of one lot, and an alternative access request. **Presenter Tammy Aydelotte, Applicant Richard & Jan Wight**

The applicant is requesting approval of administrative application, final approval of Daylight Ranch Subdivision, consisting of one lot, located at approximately 1900 North 5500 East St., Eden, UT, in the AV-3 and S-1 Zones. The proposed subdivision does meet the lot area and lot width requirements of the AV-3 zone, and access for this lot will be 5500 East St. The purpose of this application is to create a one-lot subdivision.

General Plan: The proposal conforms to the Ogden Valley General Plan by creating large lots to maintain the country feel withland that has agricultural and livestock related uses.

Zoning: The subject property is located in the AV-3 and S-1 zones. The land use requirements for these zones are stated in the LUC§ 104-16 and LUC§ 104-10, respectively, as follows:

"The AV-3 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone is to:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *Direct orderly low-density residential development in a continuing rural environment."*

"The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto." The purposes of the S-1 zone are:

1. *To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;*
2. *To facilitate the conservation of water and other natural resources;*
3. *To reduce hazards from floods and fires;*
4. *To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;*

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in the AV-3 zone (LUC 104-6). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: The AV-3 zone requires a minimum lot area of 3 acres and the Shoreline (S-1) zone requires a minimum of five acres. Per LUC 104-1-4(b) *"Where a parcel that is split by a zone boundary contains less than two-thirds of the area required for a lot in the more restrictive zone, the home must be built in the less restrictive zone. The parcel area in the more restrictive zone can be used to meet area requirements in the less restrictive zone."* **At least 2/3 of the proposed parcel is located in the less restrictive AV-3 zone.** The proposed subdivision is a one-lot subdivision that will be accessed from 5500 East St., which is considered to be up to county standard.

The proposed subdivision will create a one-lot subdivision. A remnant parcel, consisting of approximately 14.675 acres is permitted, per LUC 106-2-4.10(e)(1). *"An allowed remnant parcel shall be no smaller than five acres, and be recorded with the agricultural notice specified in UCA § 17-27a-605."*

Improvements Required: A final will-serve letter from Eden Waterworks has been issued. Secondary water will be provided by Eden Irrigation Company, through capitol stock shares. A letter of feasibility has been issued by Weber-Morgan Health Department.

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. Weber County Engineering has required, at minimum, a deferral agreement for curb, gutter, and sidewalk. This will be signed by the property owner and recorded with the final plat. Weber Fire has issued approval of this project, pending further review at building permit. The County Surveyor has not yet issued approval. Planning is recommending approval conditioned upon meeting all review agency requirements.

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

Alternative access: Given the proximity to Federal land, it is impractical for the County to require any right-of-way dedication to this lot, at this time. The applicant is looking to maximize use of the AV-3 zone on the rear of this parcel, so as to allow future development along 5500 East St.

Staff recommends final approval of the Daylight Ranch Subdivision, a one-lot subdivision, and corresponding alternative access. This recommendation is subject to all review agency requirements and based on the following condition:

1. A deferral agreement must be recorded with the final plat.
2. A final, unconditional will-serve letter is required prior to recording this subdivision.
3. An onsite wastewater covenant shall be recorded with the final plat.
4. An alternative access agreement shall be recorded with the final plat.

This recommendation 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 applicable county ordinances.

Administrative final approval of Daylight Ranch Subdivision, and alternative access request, 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: November 22, 2021. Approved by Rick Grover Planning Director.

3. **UVL 110121** - A public hearing to consider and take action on a request to vacate 10-foot public utility easements, located along the south side of lot 1, Lake View Estates. This request also includes consideration and action on administrative approval of Lake View Estates 1st Amendment, located at 1350 N 7100 E, Eden. **Presenter Felix Lleverino, Applicant Gerald Allred**

This is a proposal to amend Lake View Estates, by moving a shared boundary line between lots one and two. The original dedication plat recorded in 2004 created a 10' public utility easement along the shared boundary line. This amended plat includes a request to vacate the ten-foot public utility easement through the legislative vacation process.

Written notification to Rocky Mountain Power and Dominion Energy have been sent.

The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the Land use Code of Weber County Utah.

State code (17-27a-609.5), (17-27a-605) governing the process to vacate a public utility easement is being followed.

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose and intent of the Agricultural Valley zone is identified in the LUC §104-12-1 as:

The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
3. Direct orderly low-density residential development in a continuing rural environment.

The minimum lot size in the AV-3 zone is three acres and the minimum lot width is 150 feet. Both lots within this development comply with the zoning site development standards.

Mandatory Services: Lot one and two of Lake View Estates are approved for the placement of a septic system. Culinary water is available from an operational private well. Secondary water is available from Mountain Canal Irrigation Association.

Sensitive Lands: This subdivision is located within zone three of the public water source protection overlay. The use of single-family dwellings is permitted within the overlay zone. Zone three does not restrict the use of septic systems for single-family dwelling lots. The subdivision is not located in a floodplain or a geologic hazards area.

Review Agencies: The final subdivision plat is under review by the County Surveyor and County Engineer. Review comments from these agencies are anticipated to be minimal, as this is only a lot line adjustment. All review comments from review agencies will need to be addressed before the subdivision plat can record.

Staff recommends approval of a request to vacate 10-foot public utility easements, located along the south side of lot 1, Lake View Estates. This request also includes consideration and action on administrative approval of Lake View Estates 1st Amendment, located at 1350 N 7100 E, Eden. Approval from the County Commission is subject to the following conditions:

1. The Amended plat will depict the area to be vacated.
2. All county review agencies shall approve of the vacation and the subdivision plat amendment.
3. All utility providers shall provide written approval or objection on or before the date of the public hearing. If no approval or objection is received, the county may record the amended plat.

The recommendation is based on the following findings:

1. Vacating the proposed public utility easement will not have a negative effect on the Ogden Valley General Plan.
2. Based on the proposed subdivision amendment, good cause exists to vacate the easement.
3. The public interest or any person will not be materially injured by the proposed vacation.
4. This subdivision proposal conforms to all applicable subdivision and zoning requirements.

Administrative final approval of Lake View Estates 1st 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: November 22, 2021

Approved by Rick Grover, Planning Director

4. **UVV010821:** Request for final plat approval of Vue De Valhalla Subdivision, a 1-lot subdivision, located in the AV-3 and FV-3 zones. **Applicant: Marcus and Gwen Zabokrtsky, Presenter: Scott Perkes**

The applicant is requesting final approval of Vue De Valhalla Subdivision consisting of one residential lot (See Exhibit A). This proposed subdivision extends dedicated roadway for both Nordic Meadows Drive eastwards and Carrol Street southwards. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is primarily located in the FV-3 Zone with a small portion of the northern tip in the AV-3 Zone. Single-family dwellings are a permitted use in both the FV-3 and AV-3 Zones.

Lot area, frontage/width and yard regulations: LUC § 104-2 (AV-3 Zone) & 104-14 (FV-3 Zone), require a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. The proposed lot meet both of these

zoning minimum standards.

Culinary water and Secondary Water: Both culinary and secondary water will be provided to the lot through a personal well (see Exhibit B). This well has already be installed on the property and is fully operational.

Sanitary Sewage Disposal: The proposed subdivision will be served by on-site waste water system (septic). The Weber-Morgan Health Department have issued a Septic Feasibility Letter detailing the feasibility of an on-site water disposal system for the subdivision (see Exhibit C).

Floodplain: The subject property contains a seasonal stream corridor that traverses from the Northeast towards the Southwest. This corridor requires that base flood elevations (BFEs) be calculated and depicted on a final plat in order to determine safe finished floor elevations for future homes.

BFE calculations have been studied and submitted to FEMA to begin a LOMA (Letter of Map Amendment) process. The Weber County Engineering Department will need to review and approve these calculations and the FEMA LOMA documentation prior to the final mylar being recorded. The proposed final plat (Exhibit A) depicts the calculated BFEs along the stream corridor, as required by LUC sec. 106-1-8.20(c), to allow the areas adjacent to be developable for residential structures.

This stream corridor is also depicted as a seasonal stream on the Ogden Valley Sensitive Lands Map. Per LUC Sec. 104-28-2(b)(1)c. (Ogden Valley Sensitive Lands Overlay Zone) the corridor requires a minimum 50-foot setback from high water mark for any future buildings. This setback has been depicted on the final plat. Of note, the 50-foot setbacks from high water marks far exceed the base flood elevations that have been calculated. This ensures that all new structures placed outside of the 50-foot setback are also well outside of the anticipated 1% Annual Chance Floodplain Elevation.

Review Agencies: To-date, Planning, Engineering, Fire, Surveying, and the Weber-Morgan Health Department have reviewed this project. All review agency requirements must be addressed and completed prior to the final subdivision plat being recorded with the Weber County Recorder's Office.

Tax Clearance: There are no outstanding tax payments related to the parcel.

Staff recommends final approval of Vue De Valhalla Subdivision consisting of 1 lot, located at approximately 3114 N 3825 E., in Liberty. This recommendation is subject to all review agency requirements, and the following conditions:

1. Engineering review of the estimated base flood elevations and FEMA LOMA documentation will need to be finalized and approved by the Weber County Engineer prior to recording the final plat.
2. If not already installed, plans and cost estimates for the applicable subdivision improvements for the Nordic Meadows Drive and Carol Street extensions will need to be submitted and approved by the Engineering Division for escrow and improvement agreement approval.
3. A deferral agreement for curb, gutter, and sidewalks for the project's frontages along Nordic Meadows Drive and Carol Street will need to be executed and recorded simultaneously with the final plat.
4. An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

Administrative Approval is granted based on staff report and findings.

Date of Administrative Approval: November 22, 2021

Approved by Rick Grover, Planning Director

Adjourn

Respectfully Submitted,

June Nelson

Lead Office Specialist

Minutes of August 25, 2021, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT and via Zoom Video Conferencing, commencing at 4:00 p.m.

Staff Present: Steve Burton, Principle Planner; Felix Lleverino, Planner II; Marta Borchert, Secretary

Steve Burton states that he is covering for the Planning Director Rick Grover. He notes that the Falcon Crest Amendment item has been taken off of the agenda.

1. AAE 2021-07: Consideration and action to extend alternative access that would serve three residential lots. Applicant: Allen Franke; Staff Presenter: Felix Lleverino

Felix Lleverino states that this is an application for alternative access in preparation for another subdivision on an agriculture parcel at approximately 585 S 3600 W. The proposal is to extend the existing private road that is 20 ft. wide to serve an additional lot. He states typically with this type of application they look at ways that the proposal meets the criteria for alternative access. He adds that they look at the parcel configuration and some of the conditions that will be included for approval. One of the criteria states that in the criteria where it states that it is infeasible or impractical to extend a street. The reason that it is impractical is the property value conditions. The conditions of approval are that the lots have legal access across the private drive. The landowner will need to record a covenant and agree to pay a proportionate amount once the County deems it necessary to install the public road. He adds that there is a special language for this property because once the property owner to the South comes in to develop that will trigger the improvements to go in. After reviewing the criteria and conditions staff recommends approval to extend the entire right of way to serve a third lot with the conditions stated in the staff report.

Steve Burton asks if this will just add one additional lot and there will be three total that access. Mr. Lleverino states that this is correct.

Mr. Burton asks if the applicant Allen Franke has any comments. Mr. Franke states that he does not. Mr. Burton asks if there is anyone from the public that would like to speak to this. There is none.

Steve Burtons states that this item stands approved based on Mr. Lleverino's presentation and the conditions and findings stated in the staff report.

2. UVB060121: Consideration and action on final plat approval of Our Land Subdivision consisting of 1 lot at approximately 1628 South Toliver Lane in Huntsville. Applicant: Mark Banner; Staff Presenter: Scott Perkes

Scott Perkes states that this is a one-lot subdivision located off of the existing Toliver Lane. This is a private access easement for a couple of lots off of Old Snow Basin Rd. This applicant already went through the alternative access process. It was granted four months ago to use Toliver lane as access. The proposed lot meets the width and area for the FV-3 zone by zoning standards its compliant. Culinary water is provided by a private well the applicant has provided a drill or start card this was a requirement in the subdivision ordinance at the time that it was submitted. They also have exchange details as shown in the staff report for water rights being diverted to that well. The staff report does go through some math for how much water is allowed to be used for culinary purposes and how much is allowed to be used for secondary. The new ordinance requires that it be calculated and recorded on the property to indicate how much water is allowed to be used for irrigation and landscaping. This is detailed in the staff report. The applicant is welcome to secure more water rights and this can increase the amount at the time of subdivision they have limitations based on the amount of water brought to the project. Sanitary sewer is being handled with onsite wastewater, they do have a feasibility letter from the Health Department. They are located in a geologic hazard area. As a condition of approval, they need to have a notice of natural hazards recorded on the property. This is a notice for potential future buyers that there are potential hazards to building in the area. All review agencies have reviewed the project and have various comments for the applicant to satisfy before the applicant can record the plat. Staff recommends approval based on the conditions and findings listed in the staff report.

Steve Burton asks if the applicant Mark Banner has any questions. He does not. Mr. Burton asks if there are any questions from the public. There are none.

Mr. Burton asks if the review agencies have signed off on the projects. Mr. Perkes states that they have all review the project but some open conditions are being worked through on the final plat before it is printed to mylar. He adds that everyone has been

granted preliminary approval based on the first set of reviews. Mr. Burton asks if the covenant for landscaping for the well are going to be two dwellings. Mr. Perkes states that the way the exchange details are read allows for two equivalent dwelling units. One total acre-foot has been secured for the private well. One equivalent dwelling requires .45 of the rights to be used for culinary purposes. He could have the primary home and an accessory dwelling unit, it would be .10 acre-feet of water for irrigation purposes. This calculates to under 1500 sq. ft. of none drought-tolerant landscaping. They can xeriscape as much as they want but to irrigate landscaping that needs constant irrigation they can have under 1500 sq. ft. If they only use one of the equivalent dwelling units they would have closer to 8000 sq. ft. of irrigation water. He adds that they will need to verify with the applicant which way they want to go and then the covenant can be recorded. The covenant is more of a notice and they can secure more water and irrigate more through the well. All of the wells will have to be radio metered. The Weber Basin Water District will be able to see how much water is being used. If they are exceeding Weber Basin Water District will send them a notice and they will have to acquire more water.

Mr. Burton asks if ERU's are structures that are detached dwellings that are detached from each other. Mr. Perkes states the exchange details call it an EDU and equivalent dwelling unit. ERU is another acronym. They are essentially detached dwelling units. I want 8000 sq. feet of non-drought tolerant landscaping they can, but if they propose the accessory dwelling that is detached they will need to get more water or take out some of the tolerant landscaping.

Steve Burton states that this item stands approved based on Scott Perkes presentation and the conditions and findings listed in the staff report.

3. LVB062521: Consideration and action on final plat approval of Blaine A Hadley Farms Subdivision consisting of 3 lots at approximately 3220 South 4300 West in Taylor. Applicant: Sidney Hadley; Staff Presenter: Scott Perkes

Scott Perkes states that this is final plat approval for Blaine Hadley Farms Subdivision. This is a 3 lot subdivision located in the A-2 zone located at approximately 3230 S 4300 W the total area is 9.88 acres. They are splitting that into 3 lots. The smallest is 1.9 acres and the largest is 5.3 acres. In the A-2 zone, acreage is 40,000 sq. ft. and 150 ft. in width. He states that each of those meets the minimums. Culinary water is being provided by Taylor West Weber Water. He adds that they did clarify with Ryan Rogers that the manager of Taylor West Weber Water states that the culinary water may be used for secondary purposes until the pressurized secondary is made available. They do have the approval to use from the culinary provider. It does require that it transfer some shares to Taylor West Weber with Hooper Irrigation or Wilson Irrigation and be held by Taylor West Weber until pressurized secondary is made available then those shares can be transferred back over to the secondary system once it is extended to the location. Sanitary sewer is to be handled by on sight wastewater disposal systems. He states that they do have a septic feasibility letter from the health department. The review agencies have approved the plat. Staff recommends approval based on the conditions and findings in the staff report.

Steve Burton asks if the owner has any comments, they do not.

Mr. Burton asks if there are any comments from the public. There are none.

Mr. Burton notes that he has had a conversation with an adjacent landowner that stated that they may be part of the ownership of this lot. Blaine Hadley states that this is not correct, it must have been an imposter. Mr. Burton states that this is why they require a title report to verify ownership. He notes that there are a few other places that they can verify ownership surveying and the mappers.

Mr. Burton asks if there were notices sent out and there was any correspondence or phone calls on this item. There were none.

Mr. Burton asks if the reviewers have signed off on the project. Mr. Perkes states that they have but they have added some conditions that will need to be complete before the mylar is recorded but the proposal has been approved through the agency review. Steve Burton states that this item stands approved based on Mr. Perkes presentation and the findings and conditions that are listed in the staff report.

Adjourned 4:22 pm
Respectfully Submitted,
Marta Borchert



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain Subdivision First Amendment located at approximately 6152 N Powder Ridge Rd, Eden.

Type of Decision: Administrative

Agenda Date: January 19, 2021

Applicant: Michael Moyal

File Number: UVA111821

Property Information

Approximate Address: 7482 E Summit Pass, Eden UT

Project Area: 1.91 Acres

Zoning: FR-3

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 23-164-0010, 23-164-0011

Township, Range, Section: Township 7 North, Range 2 East, Section 6

Adjacent Land Use

North: Residential	South: Vacant DRR-1
East: Vacant DRR-1	West: Vacant DRR-1

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 104, Zones, Chapter 17, Forest Residential (FR-3) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 7, Supplementary and Qualifying Regulations

Background & Summary

The applicant has submitted a request for final approval of Aspen Ridge at Powder Mountain Subdivision First Amendment. The purpose of the amendment is to add property to one lot, and to adjust a boundary between two lots. The proposal does not create any more lots than currently exist (eleven).

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the density allowed by the existing zoning in the area (2016 Ogden Valley General Plan, Land Use Principal 1.1, pg 15).

Zoning: The subject property is located in the Forest Residential (FR-3) Zone. The purpose of the FR-3 zone is identified in the LUC §104-17-1 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both

tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

During the subdivision review for the original subdivision, it was determined that each of the eleven lots met the minimum zoning area requirement of 6,000 square feet with 60 foot lot width. Each of the lots is proposed to remain 6,000 square feet with 60 foot lot with.

Culinary water and sanitary sewage disposal: During the approvals for the original subdivision, each of the eleven lots received approvals with connections to the Powder Mountain Water and Sewer Improvement District for culinary water and sanitary sewer disposal. This proposal does not include any additional lots that would need water and sewer approvals.

Review Agencies: To date, the proposed subdivision has been reviewed and approved by the Surveyor's Office, Engineering Division, and the Fire District.

Staff Recommendation

Staff recommends final approval of Aspen Ridge at Powder Mountain First Amendment. This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Subdivision Plat

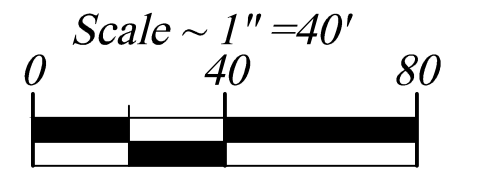
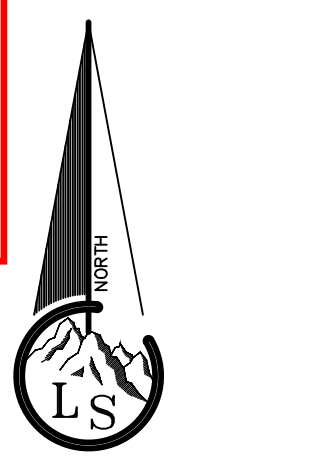
Map 1



Exhibit A

ASPEN RIDGE AT POWDER MOUNTAIN 1ST AMENDMENT

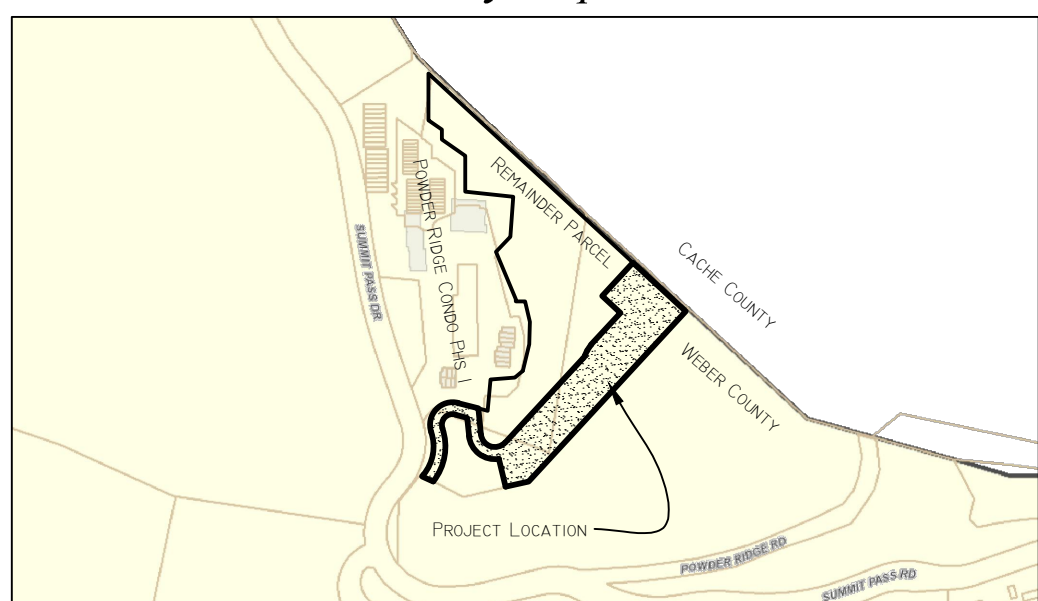
AMENDING LOTS 10 & 11 OF ASPEN RIDGE AT POWDER MOUNTAIN
A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - DECEMBER 2021



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - ◆ SECTION CORNER
 - COUNTY LINE MONUMENT
 - FND PROPERTY NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ELEVATION BENCHMARK
 - ◆ STREET MONUMENTS

PLAT NOTES:
1. Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

Vicinity Map



Not to Scale



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN 1ST AMENDMENT. We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), parcel(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Aspen Ridge Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We 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, a perpetual easement over such land drains for the purpose of maintenance and operation.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20__.

ASPEN RIDGE AT POWDER MOUNTAIN L.L.C., a Utah Limited Liability Company

By: _____ By: _____
 STATE OF UTAH)
) SS
 COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____
 My Commission Expires: _____

BOUNDARY DESCRIPTION

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point located North 47°15'00" West 476.87 feet from a Brass Cap Monument marking an angle point in the Weber-Cache County line; said County Monument being located 3002.78 feet East, 3624.00 feet South and 476.87 feet South 47°15'00" East from the Northwest corner of said Section 6; and running thence South 42°45'00" West 193.20 feet; thence North 47°15'00" West 105.00 feet; thence North 42°45'00" East 150.00 feet; thence North 47°15'00" West 36.00 feet; thence North 42°45'00" East 43.20 feet to the said County line; thence along said County line South 47°15'00" East 141.00 feet to the point of beginning.

Contains 21,840 s.f. or 0.50 acres

NARRATIVE

This survey was requested by Michael Moyal to adjust lots 10 and 11 of Aspen Ridge at Powder Mountain Subdivision as shown on this plat.

- Documents used to aid in this survey:
1. Weber County Tax Plat 23-012-1.
 2. Deeds of record as found in the Weber County Records Office for parcels 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.
 3. Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments, Aspen Ridge at Powder Mountain Subdivision.
 4. Record of Survey: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



WEBER-MORGAN HEALTH DEPARTMENT
 I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this ____ day of _____, 20__.

Director, Weber-Morgan Health Department
WEBER COUNTY PLANNING COMMISSION APPROVAL
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20__.

Chairman, Weber County Planning Commission
WEBER COUNTY ATTORNEY
 I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20__.

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 hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20__.

WEBER COUNTY ENGINEER
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____, 20__.

WEBER COUNTY SURVEYOR
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 20__.

 A Complete Land Surveying Service www.LandmarkSurveyUtah.com DEVELOPER: Michael Moyal Address: 7482 E. Summit Pass	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 20__ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____
	Subdivision DRAWN BY: TDK CHECKED BY: TDK DATE: FILE: 3731amd1	I

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.