**To:** Weber County

**Re:** Hadlock Subdivision – 1st Amendment

**Location:** Approx. 3000 East Shaw Drive, Liberty, Utah

To Tammy Aydelotte

Based on the reviews received dated May 5 thru June 14, 2022, the following changes have been made to the above-mentioned Subdivision Plat. You will find an itemized list which addresses each comment individually. You will find the original comments followed by our response in bold.

PLANNING COMMENTS

1. Planning would like to see how the proposed road stub to the south lines up with 3000 east. The parcels labeled 'Ag parcels' need to be labeled 'Remainder parcels-not approved for development’. As there are only three residential lots proposed, this subdivision can be approved by the Planning Director, when all conditions of approval have been met. Engineering may have to confirm whether or not Shaw Drive is a substandard County road. As such, the following may apply (LUC 108-7-19: https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec\_108-7-19\_Building\_On\_Dedicated\_Substandard\_Streets\_Or\_Public\_By\_Right\_Of\_Use\_Roads)

**Response: An exhibit has been uploaded to Frontier indicating a potential alignment for 3000 East Street. “Ag parcels” have been relabeled as 'Remainder parcels-not approved for development’.**

1. To sign a substandard road agreement provided by the county.

**Response: Substandard road agreement has been signed and will be uploaded with revised drawings.**

1. To dedicate, if the road is substandard in width, sufficient road right-of-way widening to meet county road standards or as recommended by the county engineer in situations that warrant an alternative width such as unusual topographic or boundary conditions.

**Response: We have shown a portion of 3000 East Street being dedicated along developed subdivision lots.**

1. Administrative approval shall be scheduled once Engineering has uploaded a review into Frontier.

**Response: Acknowledged.**

1. The 26' access easement should be removed from the plat, as it serves no purpose with the remainder parcels that cannot be developed until a subdivision amendment application is submitted and approved by the County.

**Response: As discussed with planning, the individual parcels will be divided among individual owners and access will be needed for Parcels “B” and “C”.**

1. Minimum road dedication should occur along the boundary between lots 103 and 104. The remainder of the road can be dedicated at a later time, if the applicant wishes. The angle of the proposed roadway should be adjusted, wither in a future phase/plat., or now, to be a gentler curve. This may affect lot alignment and area, so the applicant may wish to do so with this plat.

**Response:** **We have shown a portion of 3000 East Street being dedicated along developed subdivision lots. The owners of Parcels “A” and “C” may choose later to develop and realign the road.**

1. When the remainder parcels are to be subdivided, water and septic feasibility shall be required with the new application, prior to being built upon.

**Response: Acknowledged**

1. A substandard road agreement, as well as a deferral agreement shall be required to be recorded with the final plat. The remainder parcels should not be assigned lot numbers as they cannot be developed. Also, per Weber County Land Use Code 106-2-4(e)(1)

**Response: Agreements are being signed and will be resubmitted with the plat. Remainder parcels have been renamed as parcels**

***"Remnant parcel.****A subdivision of land shall not exclude from its boundary any part or remainder of a parcel affected by the subdivision unless the remnant parcel is exempt from the definition of a subdivision under state and county code, or is exempt from platting requirements by state code.*

1. ***Remnant parcel size.****An allowed remnant parcel shall be no smaller than five acres, and be recorded with the agricultural notice specified in UCA § 17-27a-605.*

*The parcel labeled '101' does not meet the minimum 5 acre requirement.*

**Response: Lot 101 has been reconfigured and is now 6 acres.**

1. No additional water or septic feasibility have been required at this time, as the only two legal lots have existing homes on them.

**Response: Acknowledged.**

1. Additional items may come up in future reviews, however, Planning has tried to address all outstanding issues.

**Response: Noted.**

SURVEYOR COMMENTS

1. Include a title report for all of the property. The subdivision application only has a title report for the original Lot 2; one is needed for Lot 1 and and the Bowen Parcel.

**Response: Title report for the entire subdivision will be submitted with updated plat.**

1. Include all encumbrances as shown on the title report.

**Response: All encumbrances in the title report are shown on the plat.**

1. Show evidence of occupation (ex: fences or significant landscaping)

**Response: Fences, buildings, etc are now shown on the plat.**

1. Owners names need to be shown on the owners dedication and acknowledgements; matching current title.

**Response: All owners of record with interest in the subdivision are now included in the dedication.**

1. Lot numbers should start at 3.

**Response: Lot numbers now begin at lot 101.**

1. Owners dedication needs to include language for the irrigation easement as well as the access easement.

**Response: Access easement is now included in the dedication. The Irrigation easement is an existing easement.**

1. Tie and dimension this easement. Might be missing a portion of this easement. See Record of Survey 3794.

**Response: Easement has been added to plat and tied.**

1. **Dimension hammerhead.**

Response: Hammerhead is now dimensioned.

1. Distance to Southeast Corner.

**Response: Distance to corner is now shown.**

1. Incorrect Boundary Description and Narrative.

**Response: Correct boundary description and narrative are now on the plat.**

1. Record of Survey number.

**Response: I will be filing a record of survey shortly and will have the reference on the mylar before printing.**

ENGINEERING COMMENTS

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.

**Response: Owner has signed a deferral agreement which will be submitted with the plat.**

1. A note will need to be added to the plat stating: "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."

**Response: Note has been added to plat.**

1. There will need to be an easement given for the existing ditches in the subdivision. There is a drainage ditch that runs near the proposed access easement all the way to the south boundary. Please show that ditch with and easement on plat.

**Response: I spoke to the owner and there are no active ditches on the property. There is an old depression on the west side of the property, but not part of any system.**

1. A substandard road agreement will need to be signed prior to recording.

**Response: Substandard road agreement has been signed by the owners and will be submitted with the plat.**

If you should have any questions, please feel free to call.

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Sincerely,

Jason Felt

Silver Peak Engineering