



WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

October 11, 2016

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

1. Consent Agenda

- 1.1. LVD053116 Consideration and action on a request for final approval of the Dixie Land Estates Subdivision, consisting of 6 lots, with each lot has access from 3600 N Street, located at 4200 W 3600 N. Dale Satterthwaite, Applicant

2. Administrative Items

- 2.1. LVG082416 Consideration and action on an administrative application, for preliminary approval of Gallop Bend Subdivision, consisting of 20 lots. There will be two accesses to this subdivision, one from 2550 South and the other from 2475 South. Subdivision is located at 3662 W 2550 S in the A-1 Zone. Dwight Pincock, Applicant
- 2.2. CUP2016-15 Consideration and action on an administrative application, for a conditional use permit for Davis Meats Slaughterhouse, including the required design review for a new commercial building in West Warren-Reese, Utah. Property is located at approximately 2069 S 7500 W, in the A-3 Zone. Emerald Marketing, Applicant; Joann Balay, Agent
- 2.3. SPE2015-02 Consideration and action on a conceptual sketch plan endorsement request for the JAR Development Cluster Subdivision located at approximately 3908 W 1800 S in the A-1 Zone. JAR Development, Applicant

3. Legislative Items

- 3.1. EV2016-05 A public hearing to consider and take action on a request to vacate a road easement for a future right-of-way in the Gibson Hill Subdivision. The 60 ft. public utility easement is located in the south west corner of Lot 1. Subdivision is located at approximately 2698 S 4550W, in the A-1 Zone. Richard Gibson, Applicant

4. Public Comment for Items not on the Agenda
5. Remarks from Planning Commissioners
6. Planning Director Report
7. Remarks from Legal Counsel
8. Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Room 108. No decisions are made in the pre-meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Western Weber Planning Commission
Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Dixie Land Estates Subdivision, consisting of 6 lots. Each lot has access from 3600 N Street.

Type of Decision: Administrative

Agenda Date: Tuesday, October 11, 2016

Applicant: Dale Satterthwaite

File Number: LVD053116

Property Information

Approximate Address: 4200 West 3600 N

Project Area: 27.80 acres

Zoning: Agricultural (A-2)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 19-009-0024

Township, Range, Section: T7N, R2W, Section 21

Adjacent Land Use

North: Residential	South: Agriculture
East: Agriculture	West: Agriculture

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (Agricultural-2 Zone)

Background

The applicant is requesting final approval of the Dixie Land Estates Subdivision located at approximately 4600 West 3600 North. The applicant has requested approval for the subdividing of 27.80 acres to create 6 lots. The lots within this subdivision vary in size from 1.60 acres to 8.14 acres. Each lot fronts on 3600 North Street that currently does not have curb, gutter or sidewalk. There is a 10' ditch easement approximately 472 feet south of 3600 North Street that will remain for irrigation purposes, considering that the primary use for this subdivision will become residential the secondary use will remain agricultural.

Analysis

General Plan: The Western Weber General plan is designed to preserve open space and pasture land for the raising of farm animals while maintaining flexibility for land owners to enjoy managed growth.

Zoning: The subject property is located in the Agricultural Zone (A-2), the purpose of this zone is stated in the LUC §104-7-1

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

Lot area, frontage/width and yard regulations: The A-2 Zone requires a minimum lot area of 40,000 sq ft for a single family dwelling and a minimum lot width of 150 feet.

Culinary Water: Bona Vista Water Improvement District has provided a letter stating that water is available for each of these lots. It has been made clear that secondary water is required for all irrigation purposes, and prior to issuing water services, the owner must furnish BVW with their secondary water information.

Septic System: Weber County Health Department has provided a letter indicating that a percolation tests have been conducted to determine the feasibility of septic systems and their locations within each lot.

Additional Standards: Upon request of the applicant a deferral agreement will be considered following approval from the Engineering Division. If the applicant does not receive approval for the deferral of curb, gutter and sidewalk a cash bond of 110% of the total cost of the proposed improvements will be the responsibility of the applicant.

Review Agencies: Planning, Surveying and Weber Fire have approved this proposal. The Engineering Division has listed conditions that will need to be addressed prior to submitting final plat for approval, and they are as follows:

1. Drainage management from Irrigation must be addressed
2. An excavation permit is required for all work done within the existing right-of-way.
3. All improvements need to be either installed or escrowed for prior to recording of the subdivision. An Engineers cost estimate will need to be submitted and review and an escrow approved.
4. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 sq. ft. or 200 cu yards.
5. If construction activity will disturb more than an acre then a state permit will be required. This includes the construction of the homes etc. on each lot.

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

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Planning Division Recommendation

The Planning Division recommends final approval of the Dixie Land Estates Subdivision. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

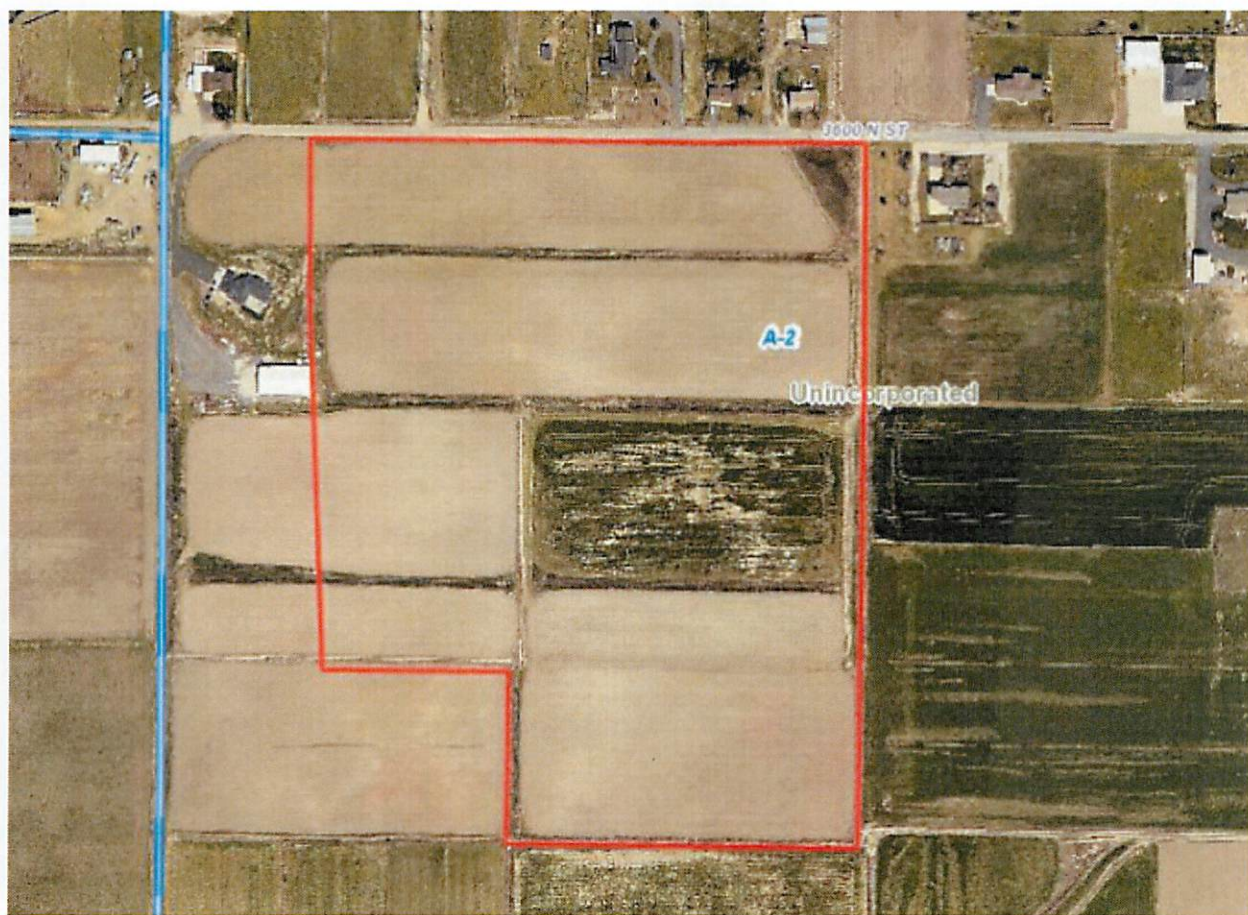
1. Final submittal including a capacity assessment letter and State Construction permit
2. Approval of the deferral of sidewalk, curb and gutter or financial guarantee of 110% of the cost for improvements
3. Water drainage to be addressed with improvement plans to mitigate sheet flooding to adjacent land owners.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Dixie Land Estates subdivision plat





Staff Report to the Western Weber Planning Commission
Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Gallop Bend Subdivision, consisting of 20 lots. There will be two accesses to this subdivision, one from 2550 South and the other from 2475 South.

Type of Decision: Administrative

Agenda Date: Tuesday, October 11, 2016

Applicant: Dwight Pincock

File Number: LVG082416

Property Information

Approximate Address: 3662 West 2550 S

Project Area: 22.46 acres

Zoning: Agricultural (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 15-078-0017

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 101-1-7 (Definitions)
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural-1 Zone)

Background

The applicant is requesting preliminary approval for a 20 lot subdivision called Gallop Bend. The proposed subdivision is located at approximately 3662 West 2550 South. The subdivision is approximately 22.46 acres and is currently being reviewed by County agencies to determine accordance with Uniform Land Use Code of Weber County (LUC). The lots within this subdivision are approximately 1 acre. Access to this subdivision will be created by newly dedicated roads.

In an effort to maintain neighborhood connectivity, a public road will be constructed to connect into 2475 South Street to the west. Due to an elevation step of roughly eight feet the proposed road going north will terminate at the end of the stub. During a preliminary subdivision meeting, it was agreed by the Planning and Engineering Divisions that a cul de sac will be ideal for the applicant and the property owner to the north. While in that meeting, the Planning Division has recommended that a pedestrian path be placed at the north end of the subdivision that will provide access, connectivity and fulfill LUC section 106-1-5, 106-2-3

Analysis

General Plan: The Western Weber General plan is designed to preserve open space. One-acre lot sizes create open pasture land for the raising of farm animals while maintaining the country feel.

Zoning: The subject property is located in the Agricultural Zone (A-1), the purpose of this zone is stated in the LUC §104-5-1

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

Lot area, frontage/width and yard regulations: The A-1 Zone requires a minimum lot area of 40,000 sq ft for a single family dwelling and a minimum lot width of 150 feet. Minimum Yard set-backs for a single family dwelling are 30 feet on the front and rear, and a side yard of 10 feet with a total of two side yards not less than 24 feet. The proposed lot sizes within this subdivision will range from 40,000-46,000 sq ft. While the lot widths range from 160-180 feet in length.

Preliminary plan plat requirements: As stated in the LUC 106-1-59(a) a preliminary plat shall show: “Road connectivity plan showing how future roads can connect to provide circulation to future neighborhoods.”

Culinary Water: Taylor West Weber Water District has provided a letter stating that water is available for each of these lots. It has been made clear that secondary water is required for all irrigation purposes, and prior to issuing water services, the owner must furnish BVW with their secondary water information.

Septic System: Weber County Health Department has provided a letter indicating that a percolation tests have been conducted to determine the feasibility of septic systems and their locations within each lot.

Additional Standards: A cul de sac/knuckle is proposed to have diameter of 50 feet to accommodate for ingress/egress. “The maximum length of blocks generally shall be 1,300 feet and the minimum length of blocks shall be 500 feet. Blocks over 800 feet in length may, at the discretion of the planning commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width.” LUC § 106-2-3

Review Agencies: Weber Fire District, the Weber County Engineering, and Surveying Departments have conditions that will need to be addressed prior to submitting final plat for approval.

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

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

The Planning Division recommends preliminary approval of the Gallop Bend Subdivision. This recommendation is conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Final submittal including a Capacity Assessment Letter from the Taylor West Weber Water District and a State Construct permit

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

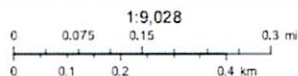
- A. Gallop Bend Preliminary Subdivision Plat

Gallop Bend



October 3, 2016

Street Labels



Weber County



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a conditional use permit for Davis Meats Slaughterhouse, including the required design review for a new commercial building in West Warren-Reese, Utah

Agenda Date: Tuesday, October 11, 2016

Applicant: Emerald Marketing

Authorized Agent: Joann Balay

File Number: CUP# 2016-15

Property Information

Approximate Address: 2069 S 7500 W West Warren-Reese, UT

Project Area: 0.98 Acres

Zoning: Agricultural-3 (A-3)

Existing Land Use: Vacant

Proposed Land Use: Slaughterhouse

Parcel ID: 10-048-0026

Township, Range, Section: Township 6 North, Range 3 West, Section 27

Adjacent Land Use

North:	Agricultural	South:	Agricultural
East:	Agricultural	West:	Agricultural

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 8 Agricultural-3 (A-3)
- Title 104, Chapter 1 Design Review
- Title 104, Chapter 8 Conditional Uses
- Title 104, Chapter 8 Sign Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations

Summary and Background

The applicant is requesting approval of a conditional use permit for a Meat cutting facility and an expansion of their existing family business which current provides game and farm animal prep services. The facility will operate with 7 to 8 employees in total but groups of 3 to four will be on rotating shifts. Parking and turn around design is specific for drop of and pick up services where the customer will bring the animals to Davis Meats for drop off. The pick-up area will also be used for a private waste disposal company.

After processing is complete and packaged, the customer will come back for pick up. The proposed site is in the Agricultural 3 zone which classifies the slaughter of animals as a conditional use. This type of business will increase traffic in the area. As a means of mitigating dust from the road and loud engine noise the owner has planned to post a speed limit of 15 MPH and the travel surface that will be prepared and designed in accordance with Weber County Land Use Code. A Dust Guard product will be applied on the travel surface to mitigate dust from the gravel road.

In maintaining a clean facility, Davis Meats will contract with a waste disposal company that will pick and properly dispose of all waste parts and liquids from the meat cutting operations. All meat cutting operations for Davis Meats will remain indoors. This facility is regulated by the state health department.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) has specified certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

With the close proximity to the Great Salt Lake, and the low elevation in Western Weber area, it has been found that this project falls within a high liquefaction potential area.

Analysis

General Plan: The Western Weber General Plan identifies the need to encourage agricultural related business operations while providing services that are important to residents of rural areas.

Zoning: The LUC § 104-8-1

The purpose of the A-3 Zone is to designate farming areas where heavy agricultural pursuits can be permanently maintained.

Area, width, and setback requirements: Site development standards for the agricultural Zone A-3 are a minimum lot area of 2 acres with a minimum width of 150 feet. Front and rear setbacks for the main building are 30 feet, while the side set-back is 10 feet with total width of 2 yards not less than 24 feet.

Conditional Use Review: The proposed use is conditionally allowed in the A-3 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has provided the required material to facilitate a thorough review of the proposed project.

Design Review: The Agricultural zone and the proposed conditional use, mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly.

Each parking space shall encompass not less than 180 square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle from the side lines of the parking space.

When the proposed use is not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses

2) *Considerations relating to outdoor advertising.* The applicant has provided a description of a sign in the site plan. It is described as being one flat sign on the front door that is 18"X24".

3) *Considerations relating to landscaping.* The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3). Weed control measures for the landscape area will be maintained in a manner that will not be detrimental to public health. The fragrant Lavender bush will be planted in the front the entrance as a measure to mitigate mosquitoes and repel bugs. All plant life will be irrigated, managed, and maintained. Native grasses will remain in place to preserve the natural habitat for flora and fauna.

4) *Considerations relating to buildings and site layout.* The proposed building is set back from 7500 West Street approximately 595 feet which places the business operations in the rear of the lot. The proposed building will have a silver colored metal roof and the exterior of the structure will be white.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division pertaining to storm water and surface water drainage, retention facilities, and for utilities to and through the property.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2015-16, a conditional use permit for a meat cutting service shop, including the required design review for a new commercial building at approximately 2069 S 7500 W West Warren-Reese, UT. This recommendation for approval is subject to all review agency requirements, and conditions listed below:

1. The applicant will submit an irrigation plan for the lavender and landscaping.

This recommendation is based on the following findings:

1. The proposed use conforms to the West Weber General Plan.
2. The proposed use will provide a necessary service to the citizens of West Weber.
3. The access improvements will mitigate nuisances.
4. The proposed use will not be detrimental to the public health, safety, or welfare.
5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
6. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Plat Map
- B. Development Plans
- C. Building Plans
- D. CUP Application

Map 1

Davis Meats



October 3, 2016

Street Labels

1:9,028

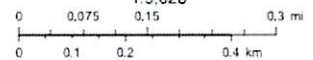
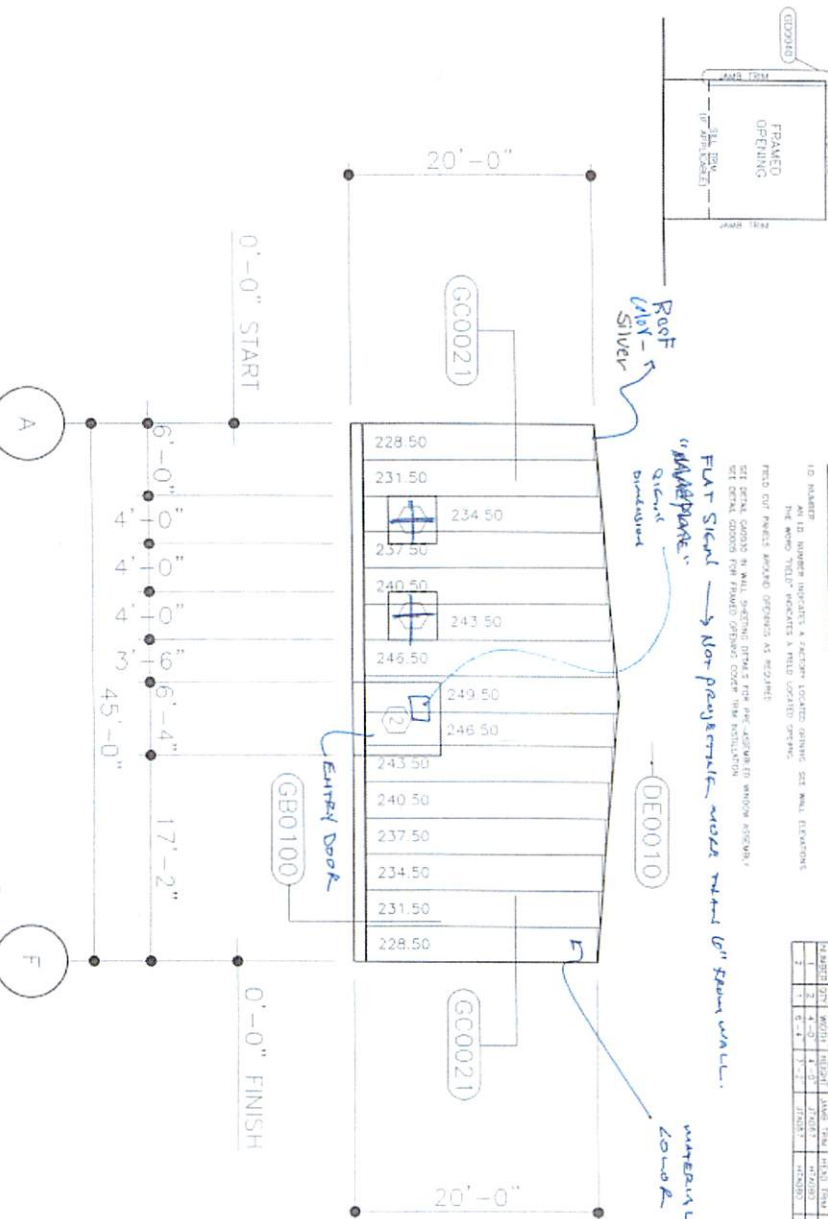


Image courtesy of USGS Earthquake Geographics. SIO © 2016 Microsoft Corporation © 2016 NAVTEQ © ANL

Weber County

PANELS: 26 GA. CLASSIC WALL - POLAR WHITE
 FOR ADDITIONAL ASSEMBLY INFORMATION, SEE ERECTION MANUAL.

WALL SHEETING AT LINE 1



ERECTOR NOTES:

ALL TO NUMBER INDICATED & FACTOR LOCATED. SEE WALL ELEVATIONS.
 THE WORD "FIELD" INDICATES A FIELD LOCATION. SEE WALL ELEVATIONS.
 FIELD CUT PANELS MARKED OTHERWISE AS REQUIRED.
 SET CRITICAL DIMENSIONS IN WALL SHEETING DETAILS FOR THE APPLICABLE MANUFACTURER'S
 SET CRITICAL DIMENSIONS FOR FRAMED OPENINGS COVER THEM INSTANTLY.

FRAMED OPENING SCHEDULE

NO.	TYPE	DESCRIPTION	LOCATION	DATE	BY	CHKD.
1	1	6'-0" x 4'-0" Entry Door	Line 1, Grid 2	1/27/2015	MS	MS
2	2	4'-0" x 4'-0" Entry Door	Line 1, Grid 3	1/27/2015	MS	MS
3	3	6'-4" x 17'-2" Entry Door	Line 1, Grid 4	1/27/2015	MS	MS

David A. Smith
 State of Utah
 License No. 29286
 MAR 29 2015

Davis's Meat Co. West Warren Utah
 Ogden, UT
 0015 Main Street
 Hicorp Steel Buildings
 Salem, OR
 JOB NUMBER: U15H0388A
 DRAWING TITLE: Roof Sheeting Plan

HICORP
 Steel Buildings
 A Division of P. K. Enterprises, Inc.
 800.793.0200

NO.	DESCRIPTION	DATE	BY	CHKD.
1	Issue	1/27/2015	MS	MS
2	Revised	1/27/2015	MS	MS
3	Revised	1/27/2015	MS	MS
4	Revised	1/27/2015	MS	MS

Weber County Conditional Use Permit 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)	File Number (Office Use)
7/21/2014	225.00	18739	
Property Owner Contact Information			
Name of Property Owner(s)		Mailing Address of Property Owner(s)	
Emerald Marketing			
Phone	Fax		
435-621-6517			
Email Address		Preferred Method of Written Correspondence	
J4mranch@yahoo.com		<input 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)		Mailing Address of Authorized Person	
Joann Balay		1302 N. 100E	
Phone	Fax	Harrisville, UT 84404	
801-549-8424			
Email Address		Preferred Method of Written Correspondence	
jdbalay9@yahoo.com		<input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name	Total Acreage	Current Zoning	
Davis Meats	2.0	A-3	
Approximate Address		Land Serial Number(s)	
2069 S. 7500 W. Ogden UT. 84404			
Proposed Use			
Slaughter house / meat cutting			
Project Narrative			
<p>We are planning on building a new building for our current business Davis custom meat cutting, inc. we are going to add a Slaughter facility to our current services. The building will house both services</p>			

*

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

All processes will be conducted inside the building. No by products will be stored or dumped outside on the premises. All parking and road ways will be properly maintained to keep dust down.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

All Plans are designed to comply with regulations and conditions of zoning.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Discussion and action on a conceptual sketch plan endorsement request for the JAR Development Cluster Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, October 11, 2016

Applicant: JAR Development

File Number: SPE2016-02

Property Information

Approximate Address: 3908 West 1800 South

Project Area: 40 Acres

Zoning: A-1

Existing Land Use: Agricultural

Proposed Land Use: Residential Development with Agricultural Open Space

Parcel ID: 15-078-0002

Township, Range, Section: Township 6 North, Range 2 West, Section 28

Adjacent Land Use

North: Agricultural	South: Residential/Agricultural
East: Residential/Agricultural	West: Residential/Agricultural

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

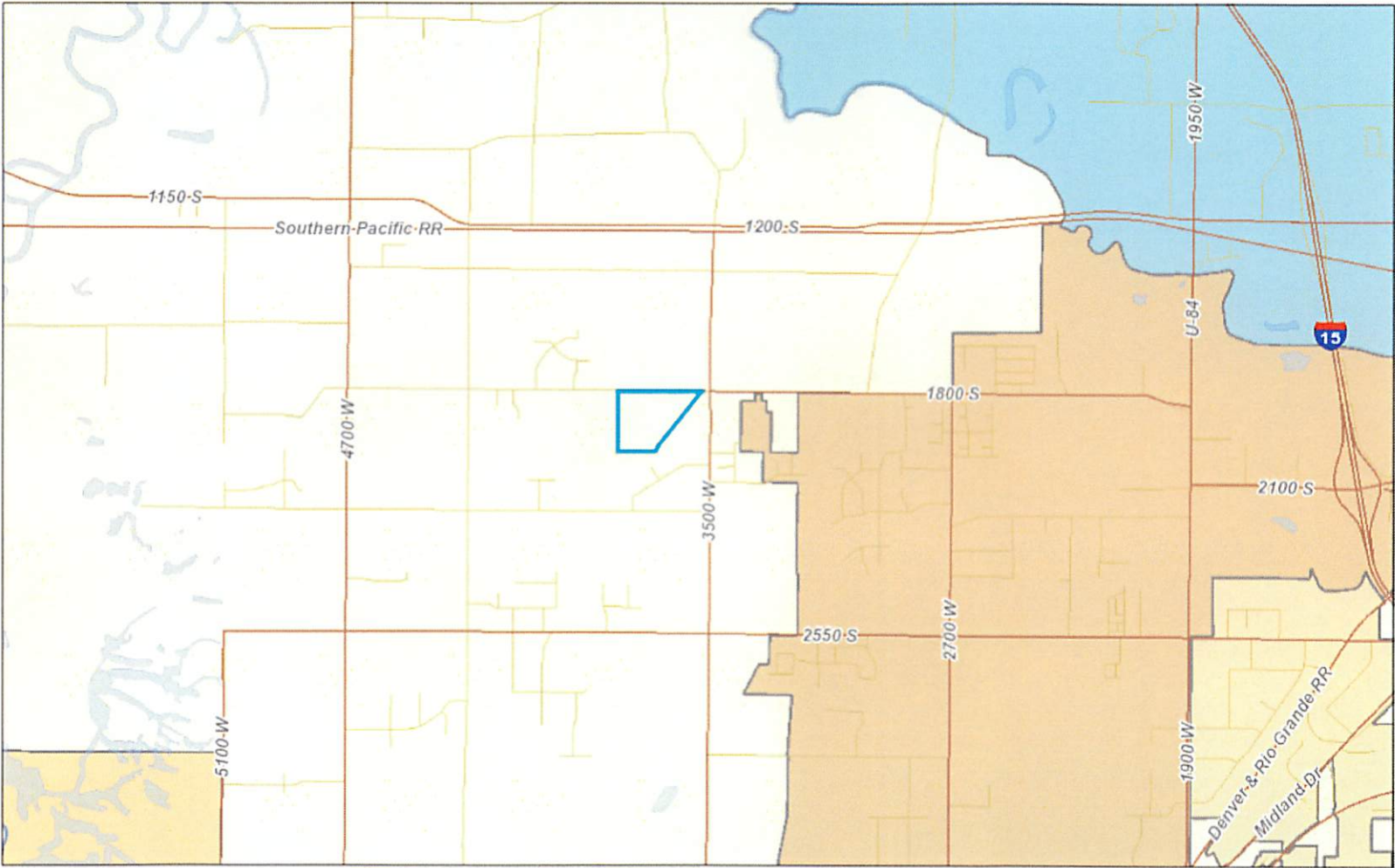
Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
- Title 108, Chapter 3 Cluster Subdivisions

Summary

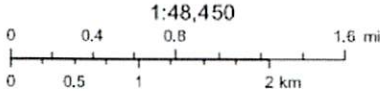
The applicant has submitted a conceptual sketch plan for a 62 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1 and is currently 40 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision, 20% for providing roadway landscaping and design plan and 15% for providing public access to open space. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews or recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibits.

JAR Development



September 30, 2016

Major Roads Labels



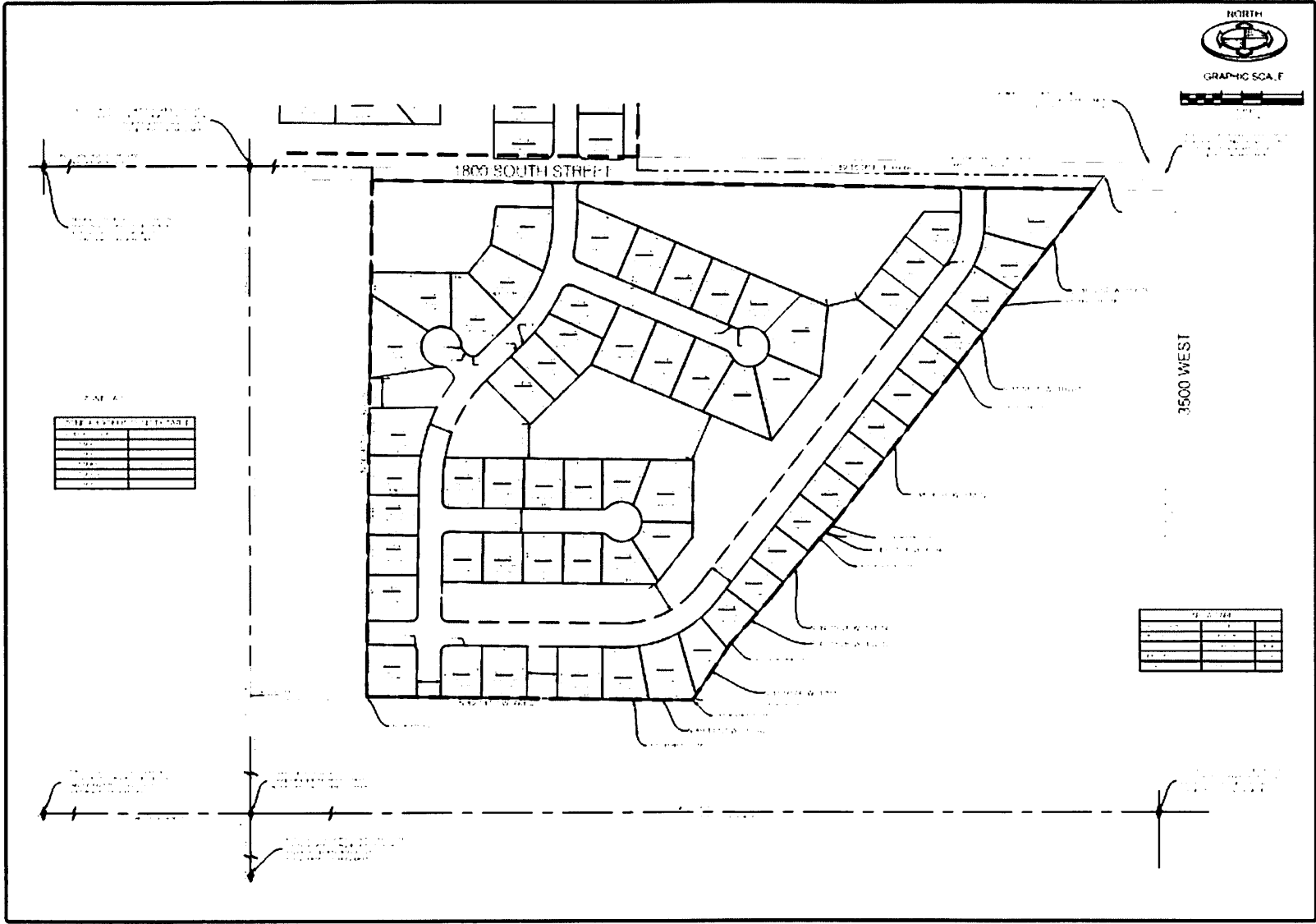
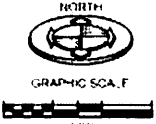


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	BENCHMARK ENGINEERING & LAND SURVEYING <small>1000 S. 1000 E. SUITE 100 MIDLAND, TEXAS 79701 PHONE: (817) 438-1111 FAX: (817) 438-1112 WWW.BENCHMARKSURVEYING.COM</small>
JAR DEVELOPMENT <small>PHASE 1, LOT 5 ABERCROMBIE COUNTY, TEXAS</small>	
CONCEPT PLAN	
SHEET 1 OF 2	



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A public hearing to consider and take action on a request to vacate a road easement for a future right of way in the Gibson Hill Subdivision. The 60' public utility easement is located in the south west corner of Lot 1.

Agenda Date: Tuesday, October 11, 2016

Applicant: Richard Gibson

File Number: EV2016-05

Property Information

Approximate Address: 2698 South 4550 W

Project Area: 5.49 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Residential

Proposed Land Use: Single family home on an agricultural parcel

Parcel ID: Part of 15-416-0001

Township, Range, Section: T6N, R2W, Section 32

Adjacent Land Use

North: Agricultural	South: Residential
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: RK

Background and Summary

The applicant has submitted a request to vacate the 60 foot public utility easement located in the south west corner of Lot 1 of the Gibson Hill Subdivision so that he may use that space for agricultural purposes and future development (see Exhibit B). On June 12 2005 during a public hearing for final approval of Gibson Hill Subdivision, there was discussion on what action will be taken provide public road connectivity to the surrounding area. It was recommended by the planning commission, and agreed upon by the owner, that a 60' access and utility easement for future roadway be placed on the south west corner of the lot. Bearing on the recent development activity that has taken place after many years, namely creation of the Paul Gibson subdivision of which Paul has expressed that he does not want a public road going through his land. Richard has petitioned for the vacation of the 60' easement and in its place put a 10' PUE (see Exhibit A).

The applicant has chosen to vacate the public utility easement by way of plat amendment (see Exhibit A); which is permitted by State Statute. The applicant has provided a legal description on the plat that clearly identifies the area to be vacated. Included in this staff report are easement release letters from Taylor West Weber Water, Questar Gas, and Rocky Mountain Power. Written approvals from the applicable review agencies and utility providers have been obtained and are made part of this report as Exhibit C. The review and consideration of the requested easement vacation has been done in compliance with Utah Code §17-27a-609.5 and must be submitted for final consideration and action by the County Commission.

Analysis

General Plan: Vacating this easement will not have a negative effect on the Western Weber General Plan.

The County Commission will need to determine if there will be any detrimental impacts caused by vacating the proposed public utility easements. Utah Code §17-27a-609.5 states that *"The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:*

- (a) good cause exists for the vacation; and*
- (b) the public interest or any person will not be materially injured by the proposed vacation."*

Additional Standards: As per LUC § 106-1-5 (8) and 106-2-3

A Subdivision plat shall show:

Gibson Hill Subdivision 1st Amendment

PART OF THE NORTHEAST QUARTER OF SECTION 22, 14th, R.2M., S.18AN, WENDE COUNTY, UTAH
April, 2018



Parcel Info.
2888 SOUTH AND EAST 3500th, 1st Ammt
SECTION 22 NORTH QUARTER NEAR CORNER D COBURN
SHRUTWATER

Curve Table

Stationing	Curve Length	Angle (Degrees)	Radius (Feet)	Chord Length (Feet)
1+00.00 to 1+75.00	75.00	10.00	433.01	74.96
1+75.00 to 2+00.00	25.00	10.00	433.01	25.00

Beats Of Beatings

THE BEATS OF BEATINGS FOR THIS PLOT IN THE NORTH QUARTER OF SECTION 22, 14th, R.2M., S.18AN, WENDE COUNTY, UTAH ARE SHOWN BELOW:

Narrative

THE PROPERTY OF THIS PLOT IS BEING OFFERED FOR SALE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFORM ACT GOVERNING THE SALE OF REAL ESTATE.

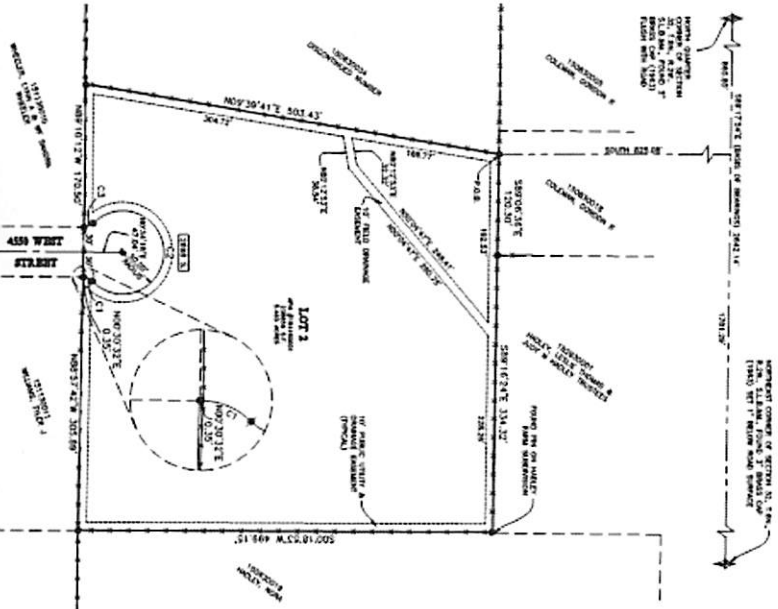
Zoning Note

VERIFYING IN THE APPROPRIATE CITY OR COUNTY ZONING DEPARTMENT, THE PROPERTY OF THIS PLOT IS ZONED _____.



Boundary Description

Part of the northeast quarter of Section 22, 14th, R.2M., S.18AN, Wende County, Utah, more particularly described as follows:
All of lot 1, section 22, township 14N, range 2M, south 18th N. meridian, also known as...



WARREN COUNTY PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION...

WARREN COUNTY ENGINEER
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS ACCORDING TO THE ENGINEERING ACT AND THE ENGINEER'S STANDARDS...

WARREN COUNTY COMMISSIONER APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS ACCORDING TO THE COMMISSIONERS ACT AND THE COMMISSIONERS STANDARDS...

WARREN COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS ACCORDING TO THE SURVEYING ACT AND THE SURVEYOR'S STANDARDS...

WARREN COUNTY ATTORNEY
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS ACCORDING TO THE ATTORNEY'S ACT AND THE ATTORNEY'S STANDARDS...

WARREN COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS ACCORDING TO THE HEALTH DEPARTMENT ACT AND THE HEALTH DEPARTMENT STANDARDS...

OWNER'S DECLARATION AND CONVEYANCE
I, the undersigned owner of the above described part of land do hereby certify that the subdivision is being offered for sale to the public in accordance with the provisions of the Uniform Act Governing the Sale of Real Estate...

ACKNOWLEDGMENT
I, the undersigned notary public, do hereby certify that the above described owner is duly qualified to execute the foregoing instrument and that he is executing the same as his free and voluntary act and deed...

ACKNOWLEDGMENT
I, the undersigned notary public, do hereby certify that the above described owner is duly qualified to execute the foregoing instrument and that he is executing the same as his free and voluntary act and deed...

Reve & Associates, Inc.
3500 S. 2000 E. STE 200
SALT LAKE CITY, UT 84112

Warren County Auditor
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS ACCORDING TO THE AUDITOR'S ACT AND THE AUDITOR'S STANDARDS...

51-33

Basin Of Bearings

THE POINTS OF BEGINNING FOR THE FIRST QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE SECOND QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE THIRD QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE FOURTH QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS:

Narrative

THE COURSE OF THIS SUBDIVISION WAS ESTABLISHED BY THE SURVEYOR AND THE POINTS OF BEGINNING FOR EACH QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE FIRST QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE SECOND QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE THIRD QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE FOURTH QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS:

Gibson Hill Subdivision
PART OF THE NORTHEAST QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4.

NOVEMBER, 2005

Boundary Description

THE POINTS OF BEGINNING FOR THE FIRST QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE SECOND QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE THIRD QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS: THE POINTS OF BEGINNING FOR THE FOURTH QUARTER OF SECTION 32, T18N, R22W, S18E, 1/4, ARE AS FOLLOWS:

Curve Table

CURVE #	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C1	48°11'37"	14.50	N 12° 0' 0" W	14.50
C2	272°22'27"	94.50	S 77° 0' 0" W	94.50
C3	48°11'37"	14.50	N 12° 0' 0" W	14.50



West County Planning Commission Approval
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST COUNTY PLANNING COMMISSION ON THIS DATE: 11/15/05.

West County Engineer
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST COUNTY ENGINEER ON THIS DATE: 11/15/05.

West County Commission Approval
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST COUNTY COMMISSION ON THIS DATE: 11/15/05.

West County Surveyor
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST COUNTY SURVEYOR ON THIS DATE: 11/15/05.

West County Attorney
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST COUNTY ATTORNEY ON THIS DATE: 11/15/05.

West Morgan Health Department
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST MORGAN HEALTH DEPARTMENT ON THIS DATE: 11/15/05.

West County Recorder
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION HAS BEEN APPROVED BY THE WEST COUNTY RECORDER ON THIS DATE: 11/15/05.

Surveyor's Certificate
I, DANIEL N. REEVE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HAVE BEEN EMPLOYED BY THE ABOVE NAMED PARTY AND HAVE SURVEYED THE ABOVE DESCRIBED SUBDIVISION AND HAVE FOUND THAT THE SAME CONFORMS TO THE RECORDS OF THE MISSISSIPPI SURVEYING BOARD AND THE RECORDS OF THE MISSISSIPPI SURVEYING BOARD AND THE RECORDS OF THE MISSISSIPPI SURVEYING BOARD AND THE RECORDS OF THE MISSISSIPPI SURVEYING BOARD.

Owner's Declaration and Certification
I, the undersigned, DANIEL N. REEVE, a Registered Professional Land Surveyor in the State of Mississippi, have been employed by the above named party and have surveyed the above described subdivision and have found that the same conforms to the records of the Mississippi Surveying Board and the records of the Mississippi Surveying Board and the records of the Mississippi Surveying Board and the records of the Mississippi Surveying Board.

RA Reeve & Associates, Inc.
1000 N. GULF BLVD., SUITE 100
DALLAS, TEXAS 75242
PHONE: 972-342-1100
FAX: 972-342-1101
WWW.RAREEVE.COM

Lleverino,Felix

From: Jamie Williams [Jamie.Williams@questar.com]
Sent: Thursday, September 15, 2016 11:22 AM
To: Lleverino,Felix
Subject: RE: Gibson Hill Sub Plat

Hi Felix,

We don't have any facilities in the area's marked in red on the plat. Questar will approve the vacation of the 60ft easement upon recording of the new 10ft easement in its place. Let me know if there is anything else that you need from me.

Thanks,
Jamie Williams
801.324.3735

From: Lleverino,Felix [<mailto:fleverino@co.weber.ut.us>]
Sent: Thursday, September 15, 2016 10:36 AM
To: Jamie Williams
Subject: Gibson Hill Sub Plat

Jamie

Attached is the plat showing the 60' utility Easement vacation proposal. A ten foot PUE will be created in it's place.

Felix Lleverino
Weber County Planning
2380 Washington Blvd Ogden
Utah 84401 Suite 240
Phone: 801-399-8767
Email: fleverino@co.weber.ut.us

Lleverino,Felix

From: Dudley, Harold [Harold.Dudley@rockymountainpower.net]
Sent: Wednesday, July 27, 2016 1:34 PM
To: Lleverino,Felix
Cc: Anderson, Ellen
Subject: [CAUTION link-attachment]Gibson road vacation.pdf
Attachments: Gibson road vacation.pdf

Felix, per our conversation Rocky Mountain Power hereby authorizes the vacation of the Access and Future Road Way Easement as currently platted, provided at least a 10' PUE remains on the South boundary of the vacated road section. Thank you

Harold Dudley

Property Agent
1407 W. North Temple| Suite 110 | Salt Lake City, Utah | 84116
Office: (801) 220-4331 | Cell: (801) 580-0333
harold.dudley@rockymountainpower.net



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Be the Human Firewall!

To prevent malicious software and viruses, NEVER open files or click on links from unexpected or unknown sources.

Think Before You Click!

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TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South
West Haven Utah 84401

July 22 2016

To Weber County Planning Division
Attn. Felix Lleverino

Subject: easement lot 1 Gibson Hill Subdivision

Taylor West Weber Water District has no problem with the 60'
Road easement being vacated as long as the utility easement
stays in place.


Val Surrage

Manager
Taylor West Weber Water District

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 <i>July 18, 2016</i>	Fees (Office Use)	Receipt Number (Office Use)
Requesters Contact Information		
Name <i>Richard B. Gibson</i>		Mailing Address <i>2698 S. 4550 W Ogden (Taylor) Utah</i>
Phone <i>801-731-3453 801-814-8140 cell</i>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail <i>Phone</i>
Email Address <i>randcgibson@yahoo.com</i>		
Property Information		
Address <i>2698 S. 4550 W Ogden (Taylor) Utah</i>		Land Serial Number(s) <i>15416001</i>
Vacation Request <input checked="" type="checkbox"/> Easement <input checked="" type="checkbox"/> Road <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision Lot		Current Zoning
Subdivision Name <i>Gibson Hill Subdivision</i>		Lot Number(s) <i>1</i>
Project Narrative <i>I wish to vacate a public access and utility easement and future roadway from the Gibson Hill - subdivision, The easement is 60' x 170'. The reason I would like to vacate is for future development.</i>		
Property Owner Affidavit		
I (We), <u><i>Richard B. Gibson</i></u> , 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.		
<u><i>Richard B. Gibson</i></u> (Property Owner)		_____ (Property Owner)
Subscribed and sworn to me this <u><i>18</i></u> day of <u><i>July</i></u> , 20 <u><i>16</i></u>		<u><i>[Signature]</i></u> (Notary)
