



Staff Review Transmittal

Weber County Planning Division

Application Information

Application Request: Shanghai Canyon Subdivision, a one lot subdivision
Applicant: David Clapier
File Number: UVS 081414

Property Information

Approximate Address: 156 North Highway 158 Eden, UT 84310
Project Area: 3.64 acres
Zoning: FR-1
Parcel ID: 22-017-0003

Staff Information

Staff Reviewer: **Ronda Kippen**
rkippen@co.weber.ut.us
801-399-8768

Summary of Staff Review:

ATTACHED ITEMS:

X Plans

X Written Comments

Attached are review comments and redlined plans regarding your application for the Shanghai Canyon Subdivision as well as additional comments from Weber County reviewers to date. The submittal appears to be incomplete for all the reasons listed herein. These comments are to get the project on track for formal review and approval by the land use authority; however, due to the incomplete nature of the proposal, this transmittal may not embody all comments relevant to a full and successful review. Additional comments are likely when a re-submittal is provided. The items herein need to be addressed prior to the subdivision being forwarded for approval by the land use authority. Detailed written comments regarding the project's compliance with the applicable Weber County Land Use Code are attached. Please refer to <https://miradi.co.weber.ut.us/> to ensure that all comments and reviews from the applicable departments on your project have been addressed. Please provide all corrections in both hard copy and digital (PDF) formats.

Staff Comments:

The following is a checklist synopsis of items of concern. Each are explained better in relationship to their County Code requirements in the subsequent pages.

APPLICATION AND FEES:

1. It appears that the "Property Owner Affidavit" has not been signed by the Property Owner. A copy of the application has been made a part of this review transmittal. Please provide a signed, notarized copy with the resubmittal.
2. Please provide a preliminary title report for each parcel included within the preliminary subdivision boundary. 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 indentifying 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...

PRELIMINARY PLAT SUBMITTAL:

1. The preliminary plat does not show the correct proposed subdivision name. Please provide on corrected plans.
2. Please provide a contour map at intervals of one foot, two feet, five feet or ten feet per the County Engineer.
3. It appears Lot 2 should not be part of the subdivision. Please remove Lot 2 and provide bearings and distances for Lot 1 only.
4. Please provide the location, widths and other dimensions of all existing streets and watercourses, exceptional topography, and easements.
5. Please provide existing and proposed sanitary sewers, storm drains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
6. Please provide the location, widths and other dimensions of all current and proposed utility easements. A 10' PUE is required along the applicable interior lot lines. The Public Utilities located along the Highway must be shown per the County Engineer's comments. The County Engineer may require additional information/easements for any natural drainage areas that may be located on the site.
7. Based on a site visit, certain areas may be restricted on the proposed lot. Please provide the topography for Lot 1, including the proposed buildable area, for staff review. Further requirements may be needed.

FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:

1. Please provide a paper copy (do not provide an actual Mylar at this time) of the proposed final plat with accurately drawn boundaries, showing the distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision pertaining to Lot 1 only.
2. Please address the redlined areas of the "Owner's Dedication Certificate" on the attached set of plans.
3. Please add the "County Clerk's Certificate of Attest" below the County Commissioner's Certificate of Acceptance. .
4. It appears the property taxes for the 2011-2013 years are delinquent. Prior to recordation, Weber County may require all past due taxes, interest and penalties to be paid in full.

UTILITIES:

1. Please provide a copy of a well permit as well as the required covenant to run with the land regarding the requirements that will need to be fulfilled prior to obtaining a building permit.
2. Please provide "Will-Serve Letter's" from the applicable electric, gas and telephone companies.
3. Please identify the location of exploration pits and percolation tests for the proposed septic system. *Mylars submitted for signature without this information will be returned per the Weber Morgan Health Department.*
4. Please provide the proposed stormwater plan on preliminary plans or construction drawings.
5. Please provide a letter from the Weber Fire District approving the fire protection method.
6. Please provide a letter from the Forest Service per County Engineer's comments.

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7 (Definitions: Lot-Flag, Lot-Frontage, Lot-Irregular Shaped, Lot-Lot Line, Lot Line-Front for Flag Lot, Lot Line-Rear, Lot Line-For Interior Lots, Lot-Restricted, Lot-Unrestricted, Minor Subdivision, Non-buildable Area, Non-developable area, Subdivision).
- Weber County Land Use Code Title 104 (Zones) Chapter 13 (FR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 1-8 as applicable.
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary & Qualifying Regulations) Section 29-31 (Flag Lots)

Once a complete application has been submitted the departments will be able to commence with the review process. These departments may make additional comments on the project once they have been able to complete the re-review process. Please review the attached items and make any requested additions or modifications.

Should you have any questions, please feel free to call me at 801-399-8768.

Thank you,
Ronda Kippen
Planner II

This information relates Staff review comments to relevant County Codes.

Sec. 106-1-4. Subdivision application requirements.

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(b) *Subdivision application submittal.* Subdivision applications shall be submitted to the planning director or his designated staff member, by appointment, and shall include:

- (1) A completely filled out subdivision application, signed by the property owners.
 - The application is missing a signature. Please provide with corrected plans.

...

Sec. 106-1-5. Preliminary plan requirements and approval procedure.

(a) The preliminary plan shall be prepared in conformance with the requirements of this chapter and all other county codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than 100 feet to the inch and shall show:

- (1) The proposed name of the subdivision.
 - The preliminary plat does not show the correct proposed subdivision name. Please provide with corrected plans.

...

(5) Contour map at intervals of one foot, two feet, five feet, or ten feet, as determined by the planning commission.

- Please provide on the preliminary plat without the aerial overlay so that overall slopes can be calculated.

(6) The boundary lines of the tract to be subdivided showing bearings and distances.

- It appears Lot 2 should not be part of the subdivision. Please remove and provide bearings and distances for Lot 1 only.

(7) The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, watercourses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.

- Please provide the location of all watercourses (both streams and intermittent streams), topography, and easements (natural, existing and future dedicated easements) on the preliminary and final plat.

(8) Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.

- Please provide.

(9) The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.

- Please provide per County Engineering Division comments.

(11) Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.

- Based on a site visit, certain areas may be restricted on the proposed lot. Please provide the topography for Lot 1 including the proposed buildable area for staff review. Further requirements may be needed.

(12) The location of percolation test holes on each lot.

- Please provide.

(13) Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed stormwater drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent or greater.

- Please provide.

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Sec. 106-1-8. Final plat requirements and approval procedure.

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Final plat requirements.

(1) The final plat shall consist of a sheet of approved tracing linen or Mylar to the outside or trim dimensions of 24 by 36 inches and the border line of the plat shall be drawn in heavy lines leaving a space of a minimum of one-half inch or a maximum of 1½) inch margin on all four sides of the sheet. The final plat shall be signed and stamped by a licensed land surveyor in the state. All lines, dimensions and markings shall be made on the tracing linen or Mylar with permanent ink meeting industry requirements. The plat shall be made to scale large enough to clearly show all details in any case not smaller than 100 feet to the inch and the workmanship on the finished drawing shall be neat, clean cut and readable having a text size of not less than 0.09 of an inch (approximately 3/32 of an inch). The plat shall be signed by all parties mentioned in subsection (b)g of this section, duly authorized and required to sign and shall contain the following information:

a. A subdivision name, approved by the county recorder and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall be shown on the top of the plat.

- Please provide a paper copy (do not provide an actual Mylar at this time) of the proposed final plat with the resubmittal.

...

d. Accurately drawn boundaries, showing the distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. These lines should be slightly heavier than street and lot lines. If such a line is a curve, the radius, arc length, and central angle must be shown. If the curve is a non-tangent curve, the chord bearing and distance must be shown as well. The words "basis of bearings" must be shown on the plat between two existing, described government monuments. The government monuments may be section corners, city or county street monuments, or horizontal network stations maintained by a government agency. The State Plane Grid Bearings (where available) shall be used in the survey and noted on the plat and the Basis of Bearing sufficient for retracement shall also be noted on the final plat. A measurable mathematical relationship between the property and the monument from which it is

described. If that monument is not in place, its mathematical location must be shown as well as a mathematical relationship to a monument in place. All measured bearings or distances or bearings and distances calculated from measurements shall be separately indicated from those of record if not in agreement. The mathematical relationship between all monuments found or set.

- Please provide for Lot 1 only.

...

h. The standard forms approved by the planning commission for all subdivision plats lettered for the following:

1. Description of land to be included in subdivision;

- Please provide for Lot 1 only.

...

3. Owner's dedication certificate;

- See redlines for needed corrections.

...

9. County clerk's certificate of attest;

- Please provide under County Commissioner's Certificate of Acceptance.

...

(4) For subdivisions that include lots of a "restricted" category or lots with "buildable areas" as defined in this title, the following shall be required on the final plat:

a. Restricted lots shall be designated on the final plat by placing the letter "R" immediately to the right of the number of the said lot and by including the following notification on the final plat: "Notice of Purchases of Restricted "R" Lots. Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Land Use Code. Approval of a restricted lot does not guarantee the lot is buildable. A Hillside Review as outlined in the Hillside Development Review Procedures and Standards chapter of the Land Use Code shall be done to determine if a lot is buildable.

b. For lots approved with "building areas" such building areas shall be designated on the final plat by short dashed lines with dimensions and with distances to at least two lot lines to accurately indicate the location of such building area and by placing the words "building area" within the dashed lines and by including the following notification on the plat: "Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas."

- May be required based on further preliminary review.

...

(c) *Final improvement plans.* The subdivider shall furnish to the county engineer at the same time of submittal of the final plat a complete set of drawings signed and stamped by a state licensed civil engineer for all streets, existing and proposed, and all utilities to be constructed within the subdivision together with the final plat. All such utility and road construction shall be in accordance with the adopted public works standards of the county.

(1) Copies of contracts with applicable utility companies such as water, sewer, electric, gas, and telephone for services to the subdivision.

- Please provide “Will-Serve Letter’s” from the applicable electric, gas and telephone companies.

...

(g) *Additional documents.* Unusual conditions of development or other restrictions to the use of a lot or lots resulting from topography, geologic or environmental conditions or potential hazards, location or zoning regulations, etc., shall be identified in the actual location of the condition or restriction on the subdivision drawing if applicable, and/or shall be recorded as a protective covenant attached to the lot or lots so affected rather than being described as notes on the plat.

- May be required based on further preliminary review.

(h) *Tax clearance.* The county may withhold an otherwise valid plat approval until the owner of the land provides a tax clearance letter indicating that all taxes, interest, and penalties owing on the land have been paid.

- It appears the property taxes for the 2011-2013 years are delinquent. Prior to recordation, all past due taxes, interest and penalties will need to be paid in full.

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Sec. 106-2-4. Lots.

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(h) Where the land covered by a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be properly executed to correctly vest title to the owner or owners.

- Please provide a current title report for the proposed subdivision to ensure correct ownership/vesting.

(i) Natural drainage and other easements. The planning commission may require that easements for drainage through adjoining property be provided by the subdivider, and easements of not less than ten feet in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision when required by the planning commission.

- Please provide a 10' PUE along the applicable interior lot lines. The Public Utilities located along the Highway must be shown per the County Engineer’s comments. The County Engineer may require additional information/easements for any natural drainage areas that may be located on the site.

(j) Lots meeting the criteria established for a "restricted lot" shall be designated on the preliminary and final plat by the letter "R" and shall be subject to the provisions of the Land Use Code prior to any construction or building being undertaken upon such lot.

- May be required based on further preliminary review.

(k) A lot with an average slope of 25 percent or more over a major portion of its area, but with a "building area" as defined herein, within a buildable portion of the lot, may be classified as an unrestricted lot provided that the "building area" is approved by the planning commission as a suitable site for building and designated on the final plat as prescribed in section 106-5-1 and further provided that no building or construction or major cutting or filling of the natural terrain shall be made outside of such designated "building area".

- May be required based on further preliminary review.

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Sec. 106-4-2. Improvements required.

(a) *Water supply.*

...

(3) *Wells.* If individual well permits are issued by the Utah State Division of Water Rights, one well permit must be obtained along with a letter of feasibility from the Division of Water Rights and the Weber Morgan Health Department, which states that well permits can be issued in the proposed area by the Division of Water Rights for exchange purposes. The owner of record of the proposed subdivision property shall record a covenant to run with the land which advises the new lot owner of the requirements to be fulfilled before a building permit can be obtained. This shall include but not be limited to:

- a. that a well permit must be obtained;
- b. the time it may take to obtain the permit;
- c. the well must be drilled;
- d. water quality to be satisfactory; and
- e. water quantity to be sufficient as required by the Weber County Health Department, before a building permit can be obtained.

If well permits cannot be obtained, the lot will no longer be deemed a buildable lot.

- A copy of the approved State Engineer Exchange application has been submitted. In order for the Well Permit to be obtained on the approved Water Exchange, the water must be put to beneficial use prior to July 31, 2019. Please provide a copy of a well permit as well as the required covenant to run with the land regarding the requirements that will need to be fulfilled prior to obtaining a building permit.

(b) *Sewage disposal.*

...

(2) Where a public sanitary sewer is not accessible, the applicant shall obtain approval from the county health officer for individual sewage disposal for each of the lots. Written approval from the county health officer shall be submitted to the planning division at the time the subdivision application is submitted. Where a sewer treatment facility is being approved by the State of Utah Department of Environmental Quality Division of Water Quality, a letter of feasibility is required for preliminary approval and a construct permit from the state is required before final approval can be granted by the planning commission.

- Per the feasibility letter from Weber Morgan Health Department "All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. Key number or letter designations will be provided by this office along with logs of soil horizons and final percolations rates. Mylars submitted for signature without this information will be returned." Please provide.

(c) *Stormwater.*

(1) The county engineer shall require the applicant to dispose of stormwater, if such provision is deemed necessary, and provide drainage structures so that runoff from the subdivision does not exceed the runoff under undeveloped or natural conditions. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the applicant to acquire such easements.

(2) When drainage structures such as storm water detention and/or retention facilities are required by the county engineer, the county, at its option, may require the facility to be dedicated or otherwise transferred to Weber County or its designate. Weber County may also require the developer of the subdivision which the detention and/or retention facility serves, to form a Homeowners Association of all homes in the subdivision with articles of incorporation and by-laws filed with the department of commerce. Provision shall be made in said association for the contracting with the county engineer to do periodic inspections and maintain the drainage facilities. The purpose of the association shall be to own and maintain the detention and/or retention facility in satisfactory condition as specified by the county engineer. In such cases, the County shall be granted an easement over the detention/retention facilities to guarantee such facilities will remain and be used as intended for stormwater detention purposes.

- Please provide on preliminary plans or construction drawings.

(e) *Curbs and gutters.* Curbs and gutters shall be installed on existing and proposed streets by the applicant. Deferrals for curb and gutter will be required for lots in the Ogden Valley. Curb and gutter shall be installed by the applicant in subdivisions along the abutting Utah State Highways, if required by Utah State Department of Transportation.

- Please provide per County Engineering Division comments.

(f) *Sidewalks.* Sidewalks shall be required by the planning commission for reasons of safety and public welfare, and where the proposed subdivision is located within the walking distance as established by the School District. Deferrals for sidewalk will be required for lots in the Ogden Valley. Weber County will not waive sidewalk requirements on state highways unless the Utah State Department of Transportation has waived the sidewalk requirement. If a letter is provided by the Utah State Department of Transportation for a waiver, then a deferral agreement may be approved by the county commission. Approved walking paths may be substituted for sidewalks.

- Please provide per County Engineering Division comments.

...

(o) *Fire protection.*

(1) A letter from the Weber Fire District approving the fire protection method shall be provided prior to final approval of the subdivision by the planning commission. Before a land use permit is issued, the fire protection method shall be operational, and a letter to that effect will be required from the Weber Fire District.

- Please provide.

(2) Subdivisions located in the Forest and Forest Valley Zones shall have requirements in the Subdivision Covenants, Conditions, and Restrictions on Wildfire mitigation as outlined by the Weber County Fire District.

- Please provide per County Engineering Division comments.

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 3/12/14	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name CANYON Shanghai subdivision	Number of Lots 1
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Approximate Address 156 N Highway 158, Eden UT 84310	Land Serial Number(s) 200170003
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Current Zoning F-40	Total Acreage 3.64
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Culinary Water Provider N/A	Secondary Water Provider N/A	Wastewater Treatment N/A
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Property Owner Contact Information

Name of Property Owner(s) David M Clapier	Mailing Address of Property Owner(s) 7310 S. 950 W. Willard, UT 84340
--	--

Phone 801-510-3568	Fax
-----------------------	-----

Email Address Nessmuck4473@msn.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail
---------------------------------------	---

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Same above	Mailing Address of Authorized Person
--	--------------------------------------

Phone	Fax
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Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer GREAT BASIN ENGINEERING	Mailing Address of Surveyor/Engineer 5746 S. 1475 E. SO. OGDEN, UT 84403
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Phone 801-394-4515	Fax 801-392-7544
-----------------------	---------------------

Email Address JASON F @ GREAT BASIN ENGINEERING . COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Owner Affidavit

I (We), _____, 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 _____ day of _____, 20____

(Notary)

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..... Go

Edit Delete Add a File Email

Engineering Review 1

Project: [Shanghai Canyon Subdivision](#)
User: [Rochelle Pfeaster](#)
Department: [Weber County Engineering Division](#)
Created: 2014-08-15 15:54:51
Modified: 2014-08-18 14:16:26

Notes

I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. An approval letter from UDOT will be required.
2. Existing contours of 1', 2' or 5' must be shown.
3. 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.
4. The dedicated highway must be shown on the plat.
5. An approval letter from the Forest Service will be required. Please submit this plan to Robert Sanchez @ rfsanchez@fs.fed.us
6. Public utility easements must be shown along the Highway.
7. My copy of the plat is very blurry, so I can't tell if test pit locations are shown or not. If not, they need to be along with the associated information on them.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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SEARCH:

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Property Taxes

Project: [Shanghai Canyon Subdivision](#)
User: [Carolyn Laird](#)
Department: [Weber County Treasurer's Office](#)
Created: 2014-08-27 09:50:07
Modified: 2014-08-27 09:50:07

Notes

Property Taxes for parcel 200170003 are currently delinquent for the tax years 2011-2013.

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Details for Brandon Thueson

Department: [Weber Fire District](#)
Title: Fire Marshal
Group: Reviewers
Email: bthueson@weberfd.com
Main Phone: (801) 782-3580
Fax: (801) 782-3582
Active Account: Yes
Verified Account: Yes
Physical ID Verified: No

[Brandon Thueson](#)
Mon, Aug 25th 2014, 10:32

I have sent an email to the contact to get more information regarding the subdivision.

<< Oldest | Older | Newer > | Newest >>

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Details for Karl Sewell

Department: [Rocky Mountain Power](#)
Title: Operations Manager
Group: Reviewers
Email: karl.sewell@rockymountainpower.net
Main Phone: (801) 629-4310
Cell Phone: (801) 726-9745
Fax: (801) 629-4379

Active Account: Yes
Verified Account: Yes
Physical ID Verified: No

[Karl Sewell](#)

Mon, Aug 18th 2014, 12:50

RMP - line extension to property will be in accordance with the current tariff and regulations.

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