

May 20, 2015

## Shanghai Canyon Subdivision

Ronda Kippen  
Weber County Planning Division

RE: Planning Division Review 3

Ronda

In response to the latest review comments issued by Weber County, I have compiled a response to the individual department comments as you have them outlined in the review.

### Planning Division Comments:

1. Please provide a preliminary title report with a legal description that matches the boundary description that has been provided for review and approval to ensure that all applicable easements are shown on the plat map.
2. Please correct the ownership name from Keith B. Clapier to Keith Bradley Clapier per the title report.  
**Plat has been corrected to show the requested change.**
3. Please provide signature areas with the correct vesting and adequate acknowledgements for all signers of the final plat map.  
**It is my understanding that the family intends to sign the plat together. However, an additional acknowledgement has been added to the plat in the event there is need.**
4. Please place a note on the plat regarding water supply/wells requirements per LUC §106-4-2(a)(3).  
**Note 4 on the plat addresses this request.**
5. Please provide the house number that will be assigned to the recorded lot on the plat map.  
**An address box (156 N.) has been placed on the plat.**
6. Please modify the portion of the buildable area that encroaches into the stream corridor setback.  
**The Buildable area no longer encroaches into the stream corridor as directed by the State.**
7. Please update all dates from 2014 to 2015.  
**All dates on the plat have been updated from 2014 to 2015.**
8. Please add a note to the plat that identifies the requirements for all work within the stream corridor.  
**A note from the State containing comments relative to the stream have been added to the plat. (Note 5). Please note that the location of the Well from the previous submittals has been changed based on updated information from the state concerning the stream setback.**
9. Please address how access will be gained to the lot based on the location of the stream and the stream corridor.  
**A note from the State containing comments relative to the stream have been added to the plat. (Note 5).**

### Engineering Division 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.  
**The developer is currently working on the deferral agreement.**

2. Test pit locations have been shown as requested but the associated data must also be shown on the plat.  
**The associated test pit data is shown as Note 7 on the Plat.**
3. Due to the slopes on this lot, it will need to be labeled as a R (Restricted) Lot on the plat unless a building envelope, with a minimum size of 75'x100' can be shown in an area which is 25% slope or less. This has been shown however, it encroaches into the stream corridor set back. Please adjust it accordingly or change it to a 'R' lot.  
**The Buildable area no longer encroaches into the stream corridor as directed by the State.**
4. I appears that the proposed well location is located on the stream corridor setback line, I'm unsure how a well can be built in this location without disturbing the setback area. Please submit a plan showing your intentions and you'll need to run this by Darren Rasmussen at the State when you submit for your Stream Alteration Permit.  
**The stream corridor setback has been coordinated with the State and the Well has been relocated and no longer encroaches into the setback.**
5. It appears as though the proposed access is inside the stream corridor setback. By definition, no disturbance is allowed within the setback area, therefore a stream alteration permit from the State will be required.  
**As per Daren Rasmussens comments concerning the existing access to the property, no stream alteration permit with be required by the state.**
6. Due to the potential for rock fall and debris flow a geo technical report will be required.  
**Developer is currently working to obtain the requested report.**

**Treasurer's Office Comments:**

1. Property taxes for parcel 20-017-0003 are Delinquent for the years of 2011, 2012, & 2013. And the current taxes of 2014 are not paid.

**Surveyor's Office Comments:**

1. In reviewing the above referenced plat, we have marked areas that still require attention. We have included a copy of the plat marked with these changes. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision. (See file uploaded on 2-3-15 by the Surveyor's Office).

**Comments have been coordinated with the surveyor's office and requested changes have been made.**

**Health Department Comments:**

1. Pineview Water Systems has verified the existing home is served by culinary water and such will not be impacted by a septic system. Please calculate the square footage of Lot 1 available area equal or less than 25% slope and provide that information on the site map to the Health Department.

**The area of the property that is equal to or less than 25% slope is 36,178 sq.ft. This figure is shown on the plat as Note 6.**

## **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)