



Staff Review Transmittal

Weber County Planning Division

Application Information

Application Request: Green Hill Country Estates Phase No. 1 Subdivision Amendment
Applicant: Walter Zohmann
File Number: UVG100114

Property Information

Approximate Address: 9202 Kelley Drive
Project Area: 4.032 Acres
Zoning: F-5
Parcel ID: 21-054-0001/21-054-0002

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 Green Hill Country Estates Phase 1 Amendment Subdivision as well as additional comments from Weber County reviewers to date. 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. 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...

FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:

1. The proposed application is a subdivision amendment and should not be named "Lot Line Amendment..." but should reflect the a subdivision name. Please check with the Recorder's Office for approval of a proposed subdivision name.
2. Please add "Cluster Subdivision" under the subdivision title per Weber County Land Use Code. Please make the applicable changes on the plat.
3. Please update the "Date" under the heading on the corrected plat.
4. Please provide a 10' PUE along the front property line per the original dedication plat including any additional easements that are identified in the forthcoming title report including any natural, existing and future dedicated easements on the corrected plat.
5. Please identify the lot numbers as approved by the County Recorder on the plat.
6. Please replace "lot line amendment" with "subdivision" to the applicable signature blocks on the plat.
7. Please add a separate signature line for the different vesting signatures under the "Owner's Dedication and Certificate" instead of one signature using an "aka" notation.
8. Please provide a "Will Serve" Letter from the applicable utility companies.

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 1-8 as applicable.
- Weber County Land Use Code Title 108 (Standards) Chapter 3 (Cluster Subdivisions).

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.

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

Final plat requirements.

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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 contact the Recorder's office for approval of a proposed subdivision name. All lot line adjustments are considered a subdivision amendment; the title should not be name "Lot Line Amendment..." but either "Green Hill Country Estates Phase No. 1 Amendment No. ___" or _____ Subdivision.

b. Where a subdivision complies with the cluster subdivision provisions of the Land Use Code, the final plat shall indicate underneath the subdivision name the words, "Cluster Subdivision."

- Please add "Cluster Subdivision" under the subdivision name.

c. A north point or arrow which shall make the top of the sheet either north or east, however, exceptions may be approved, the scale of the drawing and the date of the survey noted in the heading. (Meaning the date, year and month the survey markers were placed.)

- Please provide the "Date" under the heading on the plat per the County Surveying Division.

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e. The names, widths, lengths, bearings and curve data on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots are to be numbered consecutively under a definite system approved by the county surveyor. All proposed streets shall be named or numbered consecutively under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county.

- Please provide the location, widths and other dimensions of all right of ways and easements that are identified in the forthcoming title report including the 10' PUE from the original dedication plat and any natural, existing and future dedicated easements on the plat.

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e. The names, widths, lengths, bearings and curve data on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots are to be numbered consecutively under a definite system approved by the county surveyor. All proposed streets shall be named or numbered consecutively under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county.

- Please contact the Recorder's office for the recommended lot numbers for the plat amendment and make the applicable modifications on the plat.

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

- Please replace “lot line amendment” with “subdivision” in the applicable signature blocks on the plat. Please add a separate signature line for Walter Zohmann instead of utilizing an aka under the “Owner’s Dedication”

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1. Letters agreeing to provide service, including the level of service from applicable utility companies such as water, sewer, electric, gas, and telephone for services to the subdivision.

- Please provide will serve letters from the applicable utility companies.

