



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

January 21, 2015

4:00-5:00 p.m.

1. Consideration and action on an administrative application, final approval of Clint Bybee Subdivision (1 Lot) including a recommendation for a deferral of curb, gutter, and sidewalk located at 1280 South 2900 West – Clint Bybee, Applicant
2. Consideration and action on an administrative application, final approval of the Satterthwaite Southfork Ranches Subdivision (5 Lots) located at 1050 South 7900 East – Dale Satterthwaite, Applicant
3. Consideration and action on an administrative application, a request to use a Private right-of-way (ROW) as the primary access for Lot 2 of what will be the Amended Doyle Hess Subdivision that does not have frontage on a street located at approximately 2550 South 4544 West – Doyle Hess, Applicant
4. Consideration and action on an administrative application, final approval of Wilcox Camping and Boating Resort, 1st Amendment (1 Lot) located at 960 Ogden Canyon – Michael Sherman, Applicant
5. Consideration and action on an administrative application, final approval of Green Hills Estates Phase 1, 1st Amendment, Cluster Subdivision (2 Lots) located at 9202 Kelley Drive – Walter Zohman, Applicant
6. Consideration and action on an administrative application, final approval of Woodland Estates, Unit 2, 3rd Amendment Subdivision (1 Lot) located at 2413 Woodland Drive – Longfellow Rentals LLC and DVL Properties LLC
7. Consideration and action on an administrative application, final approval of Hipwell Estates Subdivision (1 Lot) located at 3800 North 3900 West – Chris DeHerrera, Applicant
8. Consideration and action on an administrative application, final approval of Val's Subdivision 1st Amendment Lot 7 (1 Lot) located at 4519 West 1350 South – Jim Flint, Applicant
9. Adjournment

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



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



Staff Report for Administrative Approval – Access Exception for a Private Right-of-Way

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to use a private right-of-way (ROW) as the primary access for lot 2 of what will be the Amended Doyle Hess Subdivision that does not have frontage on a street.

Agenda Date: Wednesday, January 21, 2015

Applicant: Doyle Hess

File Number: Access Exception (AE 2014-05)

Property Information

Approximate Address: 2550 South 4544 West (Approximate)

Project Area: 35 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Residential Lot

Parcel ID: 150790086

Township, Range, Section: T6N, R2W, Sections 29

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SW

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 5 (Agricultural A-1 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background

The applicant is requesting administrative approval to use a right-of-way (ROW) as the primary access for Lot 2 of an Amended Doyle Hess Subdivision. The property is located in the Agricultural A-1 Zone at approximately 4544 West 2550 South. The lot has 2.88 acres and will split with lot 1 having 40,000 square feet and 160 feet of frontage. The new lot will be accessed by a 20 foot wide and 270 foot long easement to the rear of the property. The second lot will be approximately 1.96 acres in size. The applicant owns both parcels and will grant himself a row easement to the back lot. This document satisfies the condition for demonstrating legal and appropriate access.

The proposed ROW is required to meet the design, safety, and lot/parcel standards listed in Title 108 Chapter 7 Section 29 of the Weber County Land Use Code. In addition to these standards, the ROW is required to comply with the criteria and conditions listed in Section 31, which is specific to access by a private ROW. These standards are listed below under "Summary of Planning Division Considerations." Approval of the private ROW as the primary access does not act as approval of the subsequent subdivision plat.

Summary of Planning Division Considerations

108-7-31. Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

1. Criteria

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

2. Conditions

- a. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and
- b. The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Staff has reviewed and analyzed the request for access by a private ROW using the criteria in Section 31. Based on review and analysis of staff's research and the information provided, staff has made the following determinations:

- Property boundary conditions are such that the parcel to be subdivided does not have access from a street and the applicants do not own additional property adjacent to a street that could be used to create a flag lot or build a road. If a road was required, other property owners adjacent to this property would have to agree to participate in its construction on their land. A multiple lot subdivision is located to the north of this property with no road stubs at this location. The property to the east has homes already developed on their frontage along 2550 West.
- Construction of a road to serve this lot from 2500 West is impractical because the property where the road would be located has several existing structures including a dwelling. A road located in this area would be disruptive to the existing dwelling and agricultural operation. Due to these circumstances, construction of a road to serve one lot is impractical.
- The applicant has provided a document, signed by the property owners where the ROW is located, which acknowledges their intent to grant a ROW. This document satisfies the condition for demonstrating legal and appropriate access.
- Prior to receiving final occupancy on the new dwelling, the applicants must also sign an agreement to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private ROW with a street that would serve as a required access to additional lots.

Conditions of Approval

- Prior to final subdivision approval, the applicants must also sign an agreement to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private ROW with a street that would serve as a required access to additional lots.
- Meeting applicable review agency requirements.

Staff Administrative Approval

Based upon the findings listed above, administrative approval for use of a private right-of-way as the primary access for a lot without street frontage (Lot 2 of Amended Doyle Hess Subdivision) is hereby approved this 21th day of January, 2015.

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Amended Doyle Hess Subdivision Access easement site plan
- B. Preliminary review by the Weber Fire District
- C. Preliminary approval by Taylor West Weber Culinary Water





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Clint Bybee Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk.
Agenda Date: Wednesday, January 21, 2015
Applicant: Clint Bybee
File Number: LVC 1218

Property Information

Approximate Address: 1280 South 2900 West
Project Area: 1
Zoning: Agricultural (A-2)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 150600040
Township, Range, Section: T6N, R2W, Section 22

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Applicable Land Use Codes

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

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Clint Bybee Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk, located at approximately 1280 South 2900 West in the A-2 Zone. The subdivision meets the area and lot width requirements of this Zone. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. With the deferral, the Engineering Division wants the grade brought up to a foot below the edge of asphalt and a drainage swale constructed and maintained. A note needs 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." Easements need to be given for all of the ditches and dimensions for the road need to be shown. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

There is a home located on this property and is currently being served by Taylor West Weber Water and is currently using a septic system as means of waste water disposal.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

The Weber County Land Use Code Title 106 (Subdivisions) defines "small subdivision" as "A subdivision consisting of five or fewer lots and for which no streets will be created or realigned." This subdivision consists of only two lots and no streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Director for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable Land Use Code conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- All improvements need to be either installed or escrowed for prior to recording of the subdivision

Administrative Approval

Administrative final approval Clint Bybee Subdivision (1 lot) including a recommendation for a deferral of curb, gutter, and sidewalk, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. The administrative hearing was held on 21st day of January, 2015 with no public comments.

Date of Administrative Approval: January 21, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision Plat



Staff Report for Administrative Final Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of the Satterthwaite Southfork Ranches Subdivision, consisting of 5 lots at 1050 South 7900 East.

Agenda Date: Wednesday, January 21, 2015

Applicant: Dale Sattorthwaite

File Number: UVS0812-14

Property Information

Approximate Address: 1050 South 7900 East Huntsville.

Project Area: 15.71 Acres

Zoning: Forest Valley-3 (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential Subdivision

Parcel ID: 21-034-0008

Township, Range, Section: T6N, R2E, Section 20

Adjacent Land Use

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

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: BH

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley-3 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has little discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting preliminary approval of the Satterthwaite Southfork Ranches Subdivision located at approximately 1050 South and 7900 East in the Huntsville area. The proposed subdivision will occupy 15.71 acres and will consist of 5 (3 acre) lots. It falls within the Forest Valley-3 (FV-3) Zone which requires a minimum lot size of 3 acres and a minimum lot width of 150 feet. The flag lots have been approved as a special exception by the Planning Division (AE-2014-3).

Wastewater treatment will be provided by individual septic systems and culinary water will be provided by private wells. A 100 foot well protection needs to be provided for the wells. Huntsville water line runs near this property and the Weber Fire District is requiring 1 fire hydrant near lot 1 and 5. The fire hydrant needs to be installed or a financial guarantee needs to be given prior to the subdivision being recorded.

The Weber County Engineer's Office has reviewed the project.

Summary of Ogden Valley Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Codes?
- Should the Planning Commission defer the construction of all of the curb, gutter, and sidewalk?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable County Codes, and conforms to the Ogden Valley General Plan.

Conditions of Approval

- Requirements of applicable County review agencies
- Trails and applicable trail easements need to be shown on the subdivision plats
- Show dimensions for the flood plain
- Easements for utilities and ditches

Administrative Approval

Administrative final approval Satterthwaite Southfork Ranches Subdivision (5 lot) including a recommendation for a deferral of curb, gutter, and sidewalk, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report. A deferral agreement for curb, gutter, and sidewalk needs to be signed and recorded. The administrative hearing was held on 21st day of January, 2015 with no public comments.

Date of Administrative Approval: January 21, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Proposed subdivision plat.
- B. Location map.



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final subdivision approval of the Woodland Estates Subdivision – Unit 2, Amendment 3
Agenda Date: Wednesday, January 21, 2015
Applicant: Longfellow Rentals, LLC/DVL Properties, LLC
File Number: LVW100314

Property Information

Approximate Address: 2413 Woodland Drive, Ogden UT
Project Area: 1.147 acres
Zoning: RE-20
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 07-089-0029
Township, Range, Section: Township 5 North, Range 1 West, Section 23

Adjacent Land Use

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

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 3, Residential Estates (RE-20) Zone
- Title 106, Subdivisions (Title 26, Filing of Preliminary and Final Plans)

Background

The applicant has submitted a request to amend the "Woodland Estates Subdivision – Unit 2" plat, to reflect the transfer of property between the owners of Lots 48 & 49. The proposed amendment is located at approximately 2413 Woodland Drive Ogden, UT and is in the RE-20 zone. The proposed subdivision amendment meets the zoning and subdivision requirements including the lot width and lot area requirements of the Uniform Land Use Code of Weber County (LUC). The amendment will define the boundary of lot 49, correcting the errors in Warranty Deed entry# 2613455.

Analysis

Zoning: The subject property is located in the Residential Estates Zone more particularly described as the RE-20 zone. The purpose of the residential estates zones in the LUC §104-3-1 is:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

The (LUC) §101-1-7 has identified a small subdivision as:

The term "Small Subdivision" means:

...

- (2) An amended subdivision consisting of five or fewer lots and for which no streets will be created or realigned;

The proposed amendment will correct and define the boundary line of lot 49 in the Woodland Estates Subdivision – Unit 2 (see Exhibit “A”) and will not create or realign any streets, therefore, meeting the definition of a “Small Subdivision”. The Woodland Estates Subdivision – Unit 2 was reviewed and approved in 1959 by Weber County (see Exhibit “B”).

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 (Title 26, Filing of Preliminary and Final Plans) and the site development standards of the RE-20 zone as identified in the LUC §104. With the recommended conditions (see Exhibit “C”), the proposed subdivision amendment is in conformance with county code.

The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, width and yard regulations: In the LUC §104-3-7, the site development standards for the RE-20 zone requires a minimum lot area of 20,000 sq. ft. The minimum lot width in the RE-20 zone is 100’. The proposed lot width is 223.70’. It appears that the subject property could be accessed from either Woodland Drive or Bonneville Terrace Drive; however, after visiting the site, it appears due to the topography of the lot that all access should take place from Woodland Drive and a note should be placed on the plat restricting access from Bonneville Terrace Drive. A condition of approval has been added to the staff recommendation (see Exhibit “C”).

The property is currently vacant; upon construction of a single family dwelling the following minimum yard setbacks will be required:

Front Yard: 30’

Side Yard: 10’ with a total of 2 side yards not less than 24’

Rear Yard: 30’

The proposal meets the minimum area, width and yard regulations of the Code.

Culinary water and sanitary sewage disposal: A will serve letter from the Uintah Highlands Improvement District has been submitted for the culinary water and sanitary sewer services for the proposed subdivision amendment.

Additional design standards and requirements: The proposed amendment does not significantly alter the original platted lot that was approved as part of the Woodland Estates Subdivision – Unit 2 (see Exhibit “C”). With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Review Agencies: The proposed subdivision amendment has been reviewed and approved without conditions by the Weber County Engineering Division, the Weber Fire District and the Weber County Surveyor’s Office.

Owner association required: The County Recorder may require that the applicant record a statement that the original CC&R’s are still in effect for the amended subdivision. A condition that the proposal meets the requirements of the County Recorder has been made part of the recommended conditions of approval.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision amendment.

Conformance to the General Plan

The proposal conforms to the Western Weber General Plan.

Staff Recommendation

Staff recommends final plat approval of the Woodland Estates Subdivision – Unit 2, Amendment 3. This recommendation for approval is subject to all review agency requirements and based on the findings and conditions of approval as listed below:

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

Conditions of Approval

- The final plat must indicate the "house number" as assigned by the County Surveyor
- The final plat must restrict access from Bonneville Terrace Drive
- The final plat must reflect a 10' PUE along the front property line along Woodland Drive
- The correct ownership/vesting must be shown on the plat map
- Prior to recording, an updated title report must be submitted including the correct ownership/vesting and legal description as identified on the plat map
- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's Office
- Requirements of the Weber County Recorder

Administrative Approval

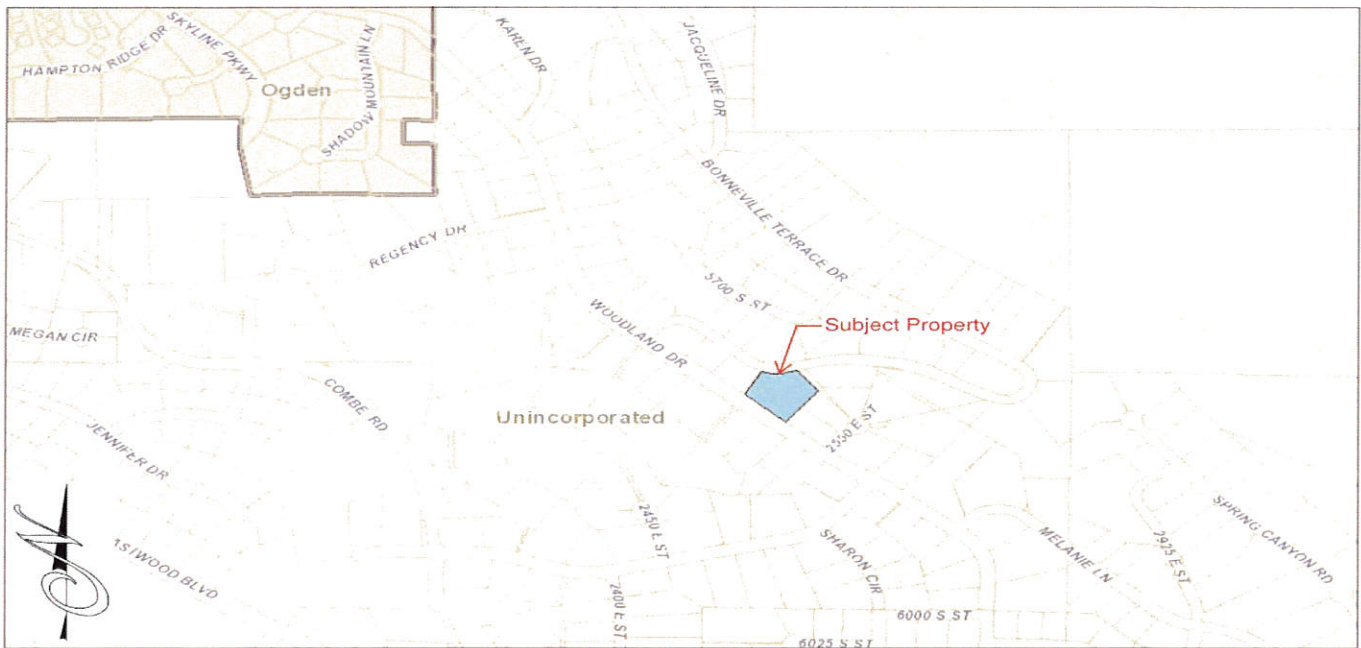
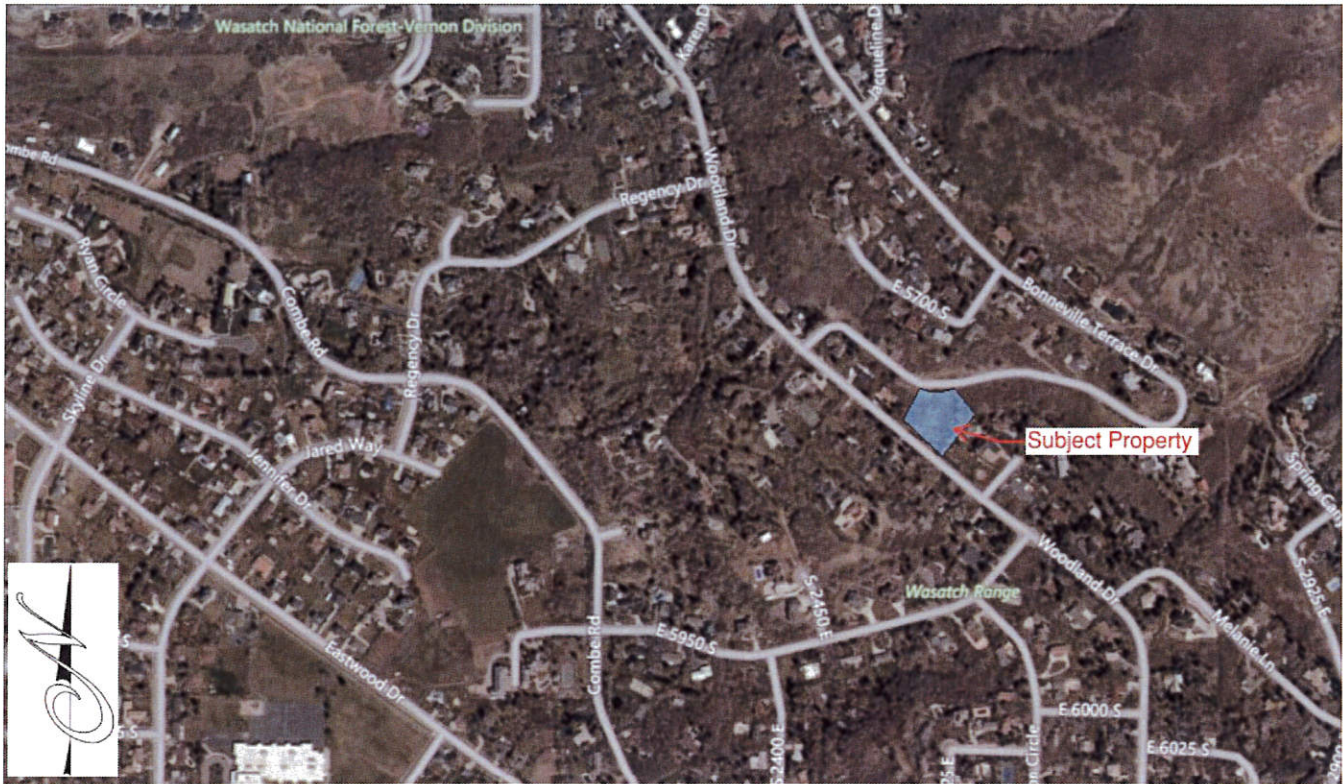
Administrative final approval of the Woodland Estates Subdivision – Unit 2, Amendment 3 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

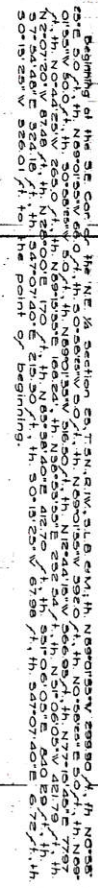
Date of Administrative Approval: Wednesday, January 21, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Proposed Subdivision Amendment
- B. Planning Division Bluelines
- C. Original Subdivision Plat





JAN. 5, 1959

BOUNDARY DESCRIPTION	BOUNDARY TYPE	BOUNDARY VALUE
Top	Free	$\sigma_{zz} = 0$
Bottom	Fixed	$u = v = w = 0$
Left	Free	$\sigma_{xx} = \sigma_{xy} = \sigma_{xz} = 0$
Right	Free	$\sigma_{xx} = \sigma_{xy} = \sigma_{xz} = 0$
Front	Free	$\sigma_{yy} = \sigma_{xy} = \sigma_{yz} = 0$
Back	Free	$\sigma_{yy} = \sigma_{xy} = \sigma_{yz} = 0$

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 PAGE 100
 RUTH EAMES D. ALIN
 COUNTY RECORDS
 Helen J. Johnson

OWNER'S DEDICATION

The undersigned owners of the foregoing described tract or lots do hereby admit and subscribe the same into lots and streets and utility easements as shown on the above and foregoing plat thirty, which Subdivision-Unit 2.

The undersigned owners further dedicate, grant and convey, to Weber County all those parts thereof, rights, power and grant and dedications to perpetual right of way and easement over and under the land designated on the plat as public utility service lines so authorized by Weber County Commission Resolution No. _____

George F. Mudge

Eugene A. Wright

Arthur Council

SIGNED AND DELIVERED IN PRESENCE OF ME CLAUDE E. COOPER
CLERK OF SAID COUNTY

STATE OF UTAH
COUNTY OF WEBER } 35 On the 17th day of June, 1908 personally appeared before me, the undersigned notary public in and for said county of Weber in said State of Utah, the signers of the above instrument, to-wit: _____ who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

ENGINEER'S CERTIFICATION

I, John O'Brien, a registered professional engineer and land surveyor in the State of Ohio, do hereby certify that the foregoing plat of Woodland Estates subdivision, Unit 2 in Warren County, Ohio, has been correctly drawn to my diagram and is a true and correct representation of the same. The following items were taken into consideration in the preparation of this diagram: all the lots included in said subdivision, based on the complete records of the Warren County Recordors Office and of a survey made on the ground.

John O'Brien
 STATE ENGINEER NO. 1259
 DATE: Jan 17, 1957

SURVEYOR'S CERTIFICATE OF APPROVAL

I hereby certify that I have carefully investigated the lines of survey by the Government going plat and legal description of the land embraced therein, and found them to be correct and to agree with the lines and monuments on record in this office, and hereby approve said plat this 4th day of January, 1900.

WEBER COUNTY PLANNING COMMISSION'S CERTIFICATE

The Weber County Planning Commission hereby certifies that the foregoing plot and dedication of Woodland Estates Subdivision, Unit 2 was approved by said Commission this 19 day of January, 1990.

Christy Ellis
 City Clerk

COUNTY ATTORNEY'S CERTIFICATE OF APPROVAL

I have examined the proposed plat of Woodland Estates Subd. Unit 2 and in my opinion conveys the County Ordinances applicable thereto and now in force and effect.

1/10/19 DATE Edmund J. Andrews COUNTY CLERK

COUNTY COMMISSION APPROVAL & ACCEPTANCE

This is to certify that this plot and dedication of Woodland Estates Subd Unit 2 was duly approved and accepted by the County Commission of Weber County, Utah on the 20 day of January, 1959.

Fluence Brown
 Clerk

Lawrence M. Mahalik
 Attorney



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final subdivision approval of the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision

Agenda Date: Wednesday, January 21, 2015

Applicant: Walter Zohman

File Number: UVG100114

Property Information

Approximate Address: 9202 Kelley Drive, Huntsville UT

Project Area: 4.032

Zoning: F-5

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-054-0001 & 21-054-0002

Township, Range, Section: Township 6 North, Range 2 East, Section 9

Adjacent Land Use

North:	Forest	South:	Forest
East:	Residential	West:	Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9, Forest (F-5) Zone
- Title 106, Subdivisions (Title 26, Filing of Preliminary and Final Plans)
- Title 108, Chapter 3, Cluster Subdivisions

Background

The applicant has submitted a request to amend the "Green Hill Country Estates Phase 1, a Cluster Subdivision" plat, to reconfigure the common lot line between lots 18 & 19. The proposed amendment is located at approximately 9202 Kelley Drive Huntsville, UT and is in the F-5 zone. The proposed subdivision amendment meets the zoning and subdivision requirements including the lot width and lot area standards for cluster subdivisions as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

Zoning: The subject property is located in a Forest Zone more particularly described as the F-5 zone. The purpose of the Forest Zone in the LUC §104-9-1 is:

- The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land and to permit development compatible to the preservation of these areas.
- The objectives in establishing the forest zones are:
 - (1) To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;
 - (2) To reduce the hazards of flood and fire;
 - (3) To prevent sanitation and pollution problems and protect the watershed;

- (4) To provide areas for private and public recreation and recreation resorts; and
- (5) To provide areas for homes, summer homes, and summer camp sites.

The original subdivision was initially reviewed and approved as a "Cluster Subdivision" which is a permitted use in the F-5 Zone and has been reviewed against the original approval of the "Green Hill Country Estates Phase 1, a Cluster Subdivision" (see Exhibit "A") to ensure that the original regulations and standards have been adhered to.

The proposed amendment consists of a two lot subdivision, realigning the internal lot line between lots 18 & 19 in the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision (see Exhibit "B") and will not create or realign any streets, therefore, meeting the definition of a "Small Subdivision".

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 (Title 26, Filing of Preliminary and Final Plans), and the standards in the F-5 zone for cluster subdivisions in LUC §108. With the recommended conditions (see Exhibit "C"), the proposed subdivision amendment is in conformance with county code.

The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, width and yard regulations: In the LUC §104-9-4, the F-5 zone requires a minimum lot area of 5 acres. The minimum lot width in the F-5 zone is 300' and the minimum lot area is 5 acres. The Cluster Subdivision chapter of the LUC allows for a reduction in the minimum lot width and lot area required for a lot in a subdivision provided that the provisions of the LUC §106 & 108 are met. The requirements for a cluster subdivision in the F-5 zone is a minimum of 80 percent of the subdivision to be preserved as permanent open space, a minimum lot width in the F-5 zone of 100' and the lot area must be a minimum of 10,000 square feet. The proposed amendment does not modify or decrease any of the open space that was originally approved as part of the "Green Hill Country Estates Phase 1, a Cluster Subdivision" (see Exhibit "A"), both parcels have more than 100' lot width and the lot area of both parcels exceed the required 10,000 square feet therefore meeting all area regulations of the Code (see Exhibit "B").

The parcel located at 9202 East Kelley Drive has been improved with the construction of a single family dwelling and a detached garage. The parcel located at 9172 is currently vacant; upon construction of a single family dwelling on the lot, the minimum yard setbacks in the F-5 zone will be required. Both parcels have adequately demonstrated conformance with the yard regulations of the F-5 zone and the minimum frontage regulations of the Cluster Subdivision as found in LUC §108-3-4.

Culinary water and sanitary sewage disposal: Culinary water for the proposed subdivision amendment is provided by Green Hill Country Water and Sewer District. Lot 18 currently utilizes a private septic system. Lot 19 will need to meet the requirements of the Weber Morgan Health Department for any onsite septic system improvements.

Additional design standards and requirements: The proposed amendment does not significantly alter the original platted lots that were approved as part of the Green Hill Country Estates Phase 1, a Cluster Subdivision (see Exhibit "A"). With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Review Agencies: The proposed subdivision amendment has been reviewed and approved without conditions by the Weber County Engineering Division and the Weber Fire District. The Weber County Surveyor's Office has not reviewed the proposal to date; a condition of approval has been added to ensure that any conditions by the Surveyor's Office will be met prior to recording.

Owner association required: The County Recorder may require that the applicant record a statement that the original CC&R's are still in effect for the amended subdivision. A condition that the proposal meets the requirements of the County Recorder has been made part of the recommended conditions of approval.

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision amendment.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by encouraging development with the existing community areas and promoting cluster developments which allows Valley residents to enjoy living in the area because of its rural lifestyle and small town atmosphere.

Staff Recommendation

Staff recommends final plat approval of the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision. This recommendation for approval is subject to all review agency requirements and based on the findings and conditions of approval as listed below:

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

Conditions of Approval

- All preliminary information must be removed prior to recording the final Mylar
- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's Office
- Requirements of the Weber County Recorder

Administrative Approval

Administrative final approval of the Green Hill Country Estates Phase 1, Amendment 1, a Cluster Subdivision, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

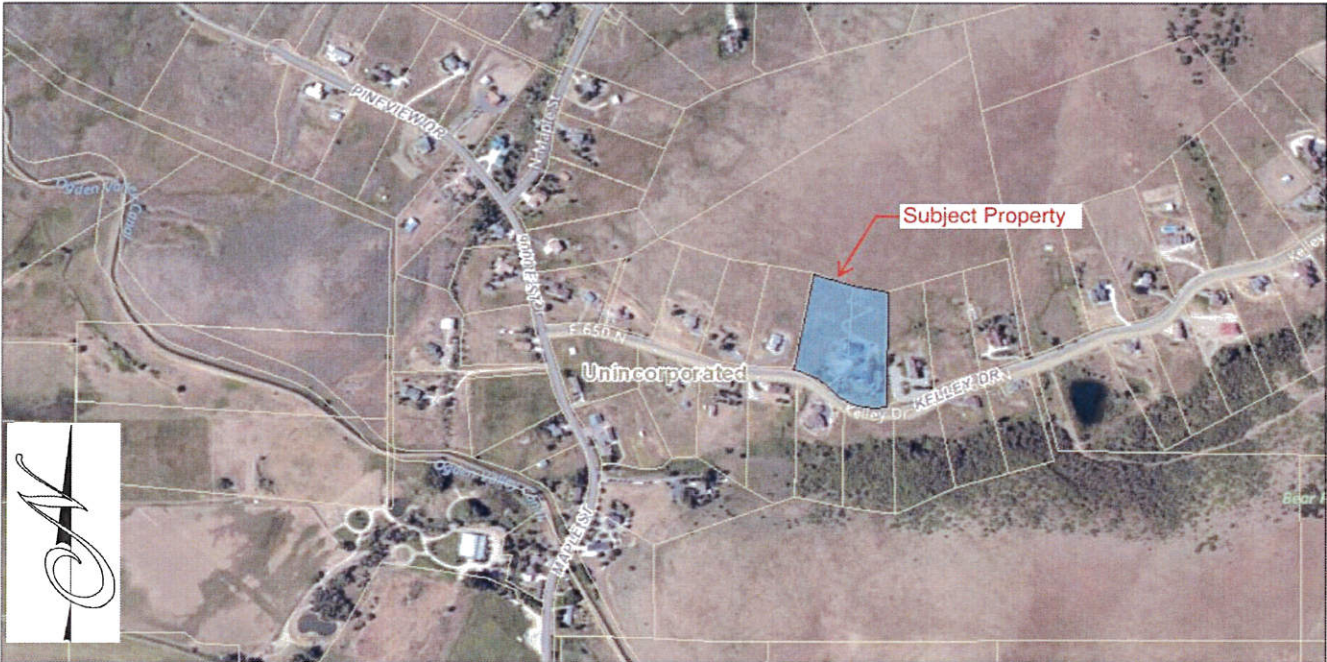
Date of Administrative Approval: Wednesday, January 21, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Proposed Subdivision Amendment
- B. Planning Division Bluelines
- C. Original Subdivision Plat

Map 1



Map 2

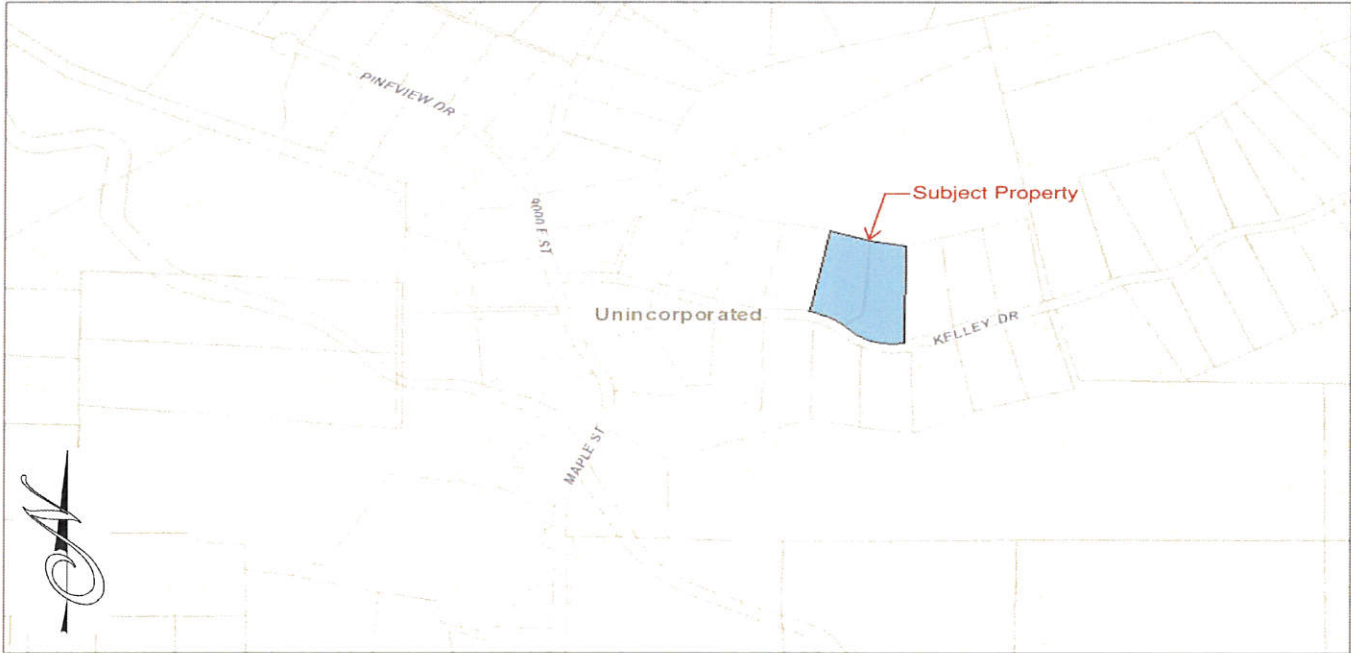


Exhibit A-Original Plat

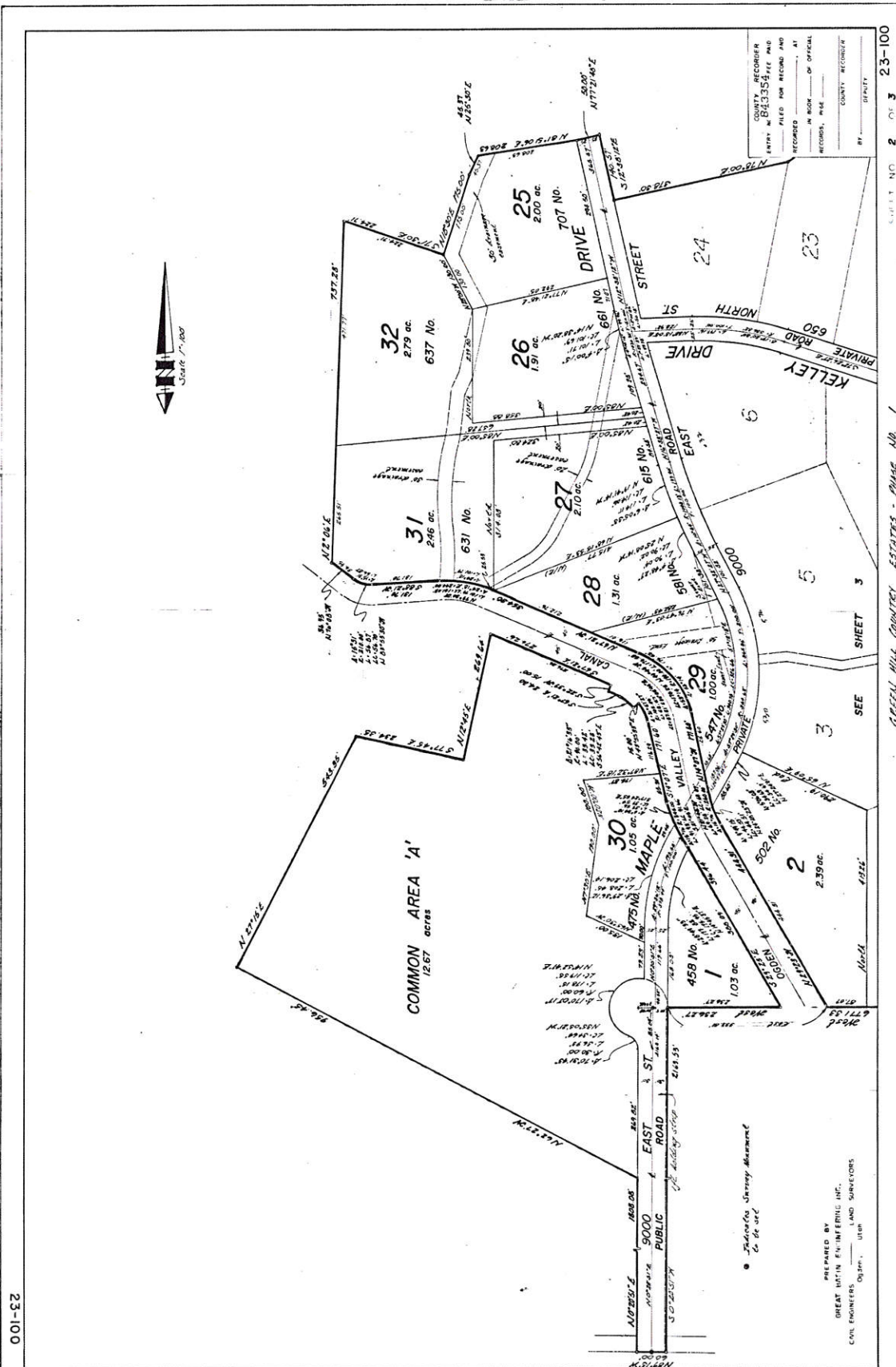


Exhibit A-Original Plat

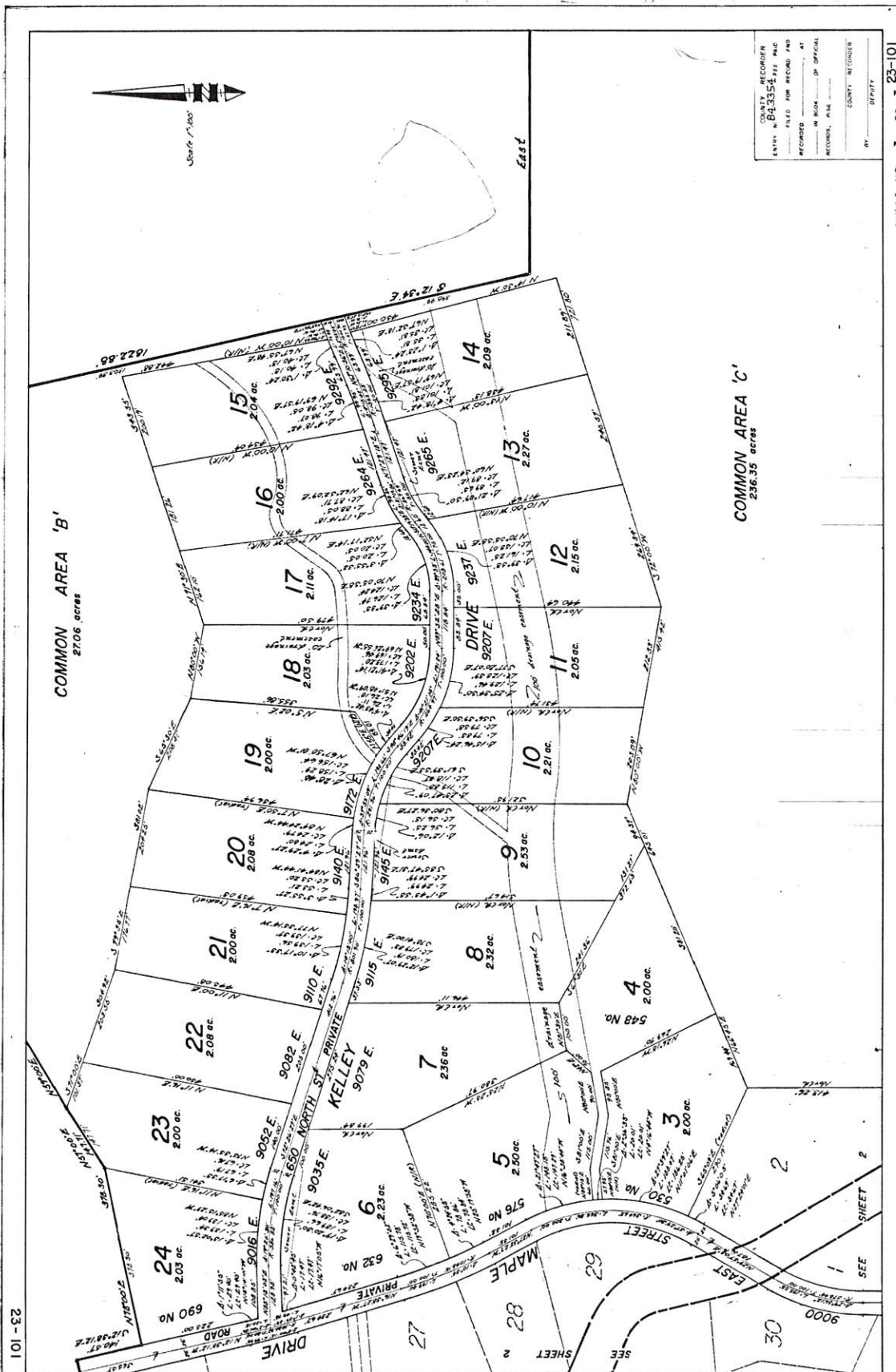
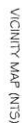


Exhibit C-Planning Division Bluelines



Webster COUNTY Commission Acceptance
This is to certify that this subscription plan, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Webster COUNTY. Witness this
day of _____, 20__.

Further, COLONY and EYON hereby certify that the Weber COUNTY Surveyor's Office has reviewed this plan for mathematical correctness, section corner data, and for harmony with lines and monuments on record in COUNTY offices. The approval of this plan by the Weber COUNTY Surveyor does not reflect the Licensed Land Surveyor who execute this plan from the responsibilities and/or liabilities associated therewith.

Spent this _____ day of _____, 20____.

Chairman, Weber COLLEGE Commission

Signature: _____

Webster COUNTY Planning Commission Approval

This is to certify that this subdivision plan was duly approved by the Webster COUNTY Planning Commission on the _____ day of _____, 20____.

Water COUNTY Engineer
I hereby certify that the required public improvement was made in accordance with COUNTY standards and the amount of the financial improvement is:

Signed this _____ day of _____, 20____

This _____ day of _____ 2014

ENTRY NO. _____ FILED FOR RECORD AND
 RECORDED _____, AT
 IN _____ BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____

GREEN HILL COUNTRY ESTATES PHASE NO. 1
AMENDMENT NO. 1 CLUSTER SUBDIVISION

The proposed subdivision has not been reviewed by the Weber County Surveyor's office as of 1-16-15. The proposal may need to be modified in order to meet certain requirements including the lots and amendment number. All preliminary information (topography, contour lines, structures, etc...) will need to be removed prior to recording the final mylar.

I, L. L. WHITE, DO hereby certify that I am a registered professional land engineer in the State of Utah in accordance with title 66, chapter 27, professional engineers and land surveyors, and that I am duly qualified to prepare and certify the plat and have placed monument as represented on this plat, and this subdivision agreement is a true and correct representation of the herein described lands included in said plat and survey made by me on the foregoing, further certify that the requirements of all laws pertaining to the recording of subdivision maps and the requirements of all laws regarding land measurements have been complied with.

SIGNED THIS _____ DAY OF _____, 2014.

[illegible]

WALTER A. ZORN	WALTER A. ZORN
ACKNOWLEDGEMENT	

On the _____ day of _____ A.D. 2014, personally appeared before me, the undersigned
notary public, _____, and WILLIAM ZICHMAN A.K.A. WILLIE ZICHMAN,
the signer of the above-captioned Declaration, who duly acknowledged to me that he is, and
they signed it freely and voluntarily and for the uses and purposes therein mentioned and the
trust indicated in the same.

NOTARY PUBLIC

My Comm. Expires _____



**GARDNER
ENGINEERING**

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

_____ FILED FOR RECORD AND
RECORDED _____ AT _____

IN _____ BOOK _____ OF ORIGINAL
RECORDS, PAGE _____, RECORDED
FOR _____

This _____ day of _____, 2014

I do hereby certify that the above recitation is true, and the conditions for this signature have been met, pursuant to this order and are approved for on-line, administrative disposal systems.

WELLES, MORRIS HEALTH DEPARTMENT

_____ Director Weber-Morgan Health Department	_____ COUNTY RECORDER BY: _____ DEPUTY _____
--	---



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final subdivision approval of the Wilcox Camping and Boating Resort 1st Amendment
Agenda Date: Wednesday, January 21, 2015
Applicant: Michael Sherman
File Number: UVW090914

Property Information

Approximate Address: 960 Ogden Canyon, Ogden, UT
Project Area: 0.53 acres
Zoning: F-40
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 20-019-0006 & 20-019-0016
Township, Range, Section: Township 6 North, Range 1 East, Section 16

Adjacent Land Use

North:	Residential	South:	Residential
East:	Forest	West:	Forest

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: JG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9, Forest (F-40) Zone
- Title 106, Subdivisions (Title 26, Filing of Preliminary and Final Plans)
- Title 108, Standards, Chapter 12, Non-complying Structures and Nonconforming Uses/Parcels

Background

The applicant has submitted a request to amend the "Wilcox Camping and Boating Resort" subdivision plat, combining lots 7, 8 & 9 (Parcel D, E, & F). The amendment will create one 0.53 acre residential lot. Approval of this request will satisfy a condition of approval for a variance granted by the Weber County Board of Appeal. The subject property does not meet the zoning requirements of the F-40 Zone; however, the Uniform Land Use Code of Weber County, Utah (LUC) §108-12-12 allows for parcels that were legally created and do not meet the current zoning as to area and frontage/width, to be combined or enlarged.

Analysis

Zoning: The subject property is located in a Forest Zone more particularly described as the F-40 zone. The purpose of the Forest Zone in the LUC §104-9-1 is:

- The intent of the forest zones is to protect and preserve the natural environment of those areas of the county that are characterized by mountainous, forest or naturalistic land and to permit development compatible to the preservation of these areas.
- The objectives in establishing the forest zones are:
 - (1) To promote the use of the land for forest, fish and wildlife and to facilitate the conservation of the natural resources, vegetation and attractions;
 - (2) To reduce the hazards of flood and fire;

- (3) To prevent sanitation and pollution problems and protect the watershed;
- (4) To provide areas for private and public recreation and recreation resorts; and
- (5) To provide areas for homes, summer homes, and summer camp sites.

The (LUC) §101-1-7 has identified a small subdivision as:

The term "Small Subdivision" means:

...

- (2) An amended subdivision consisting of five or fewer lots and for which no streets will be created or realigned;

The proposed amendment will combine three previously subdivided lots into one lot (see Exhibit "A") and will not create or realign any streets, therefore, meeting the definition of a "Small Subdivision".

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106 (Title 26, Filing of Preliminary and Final Plans) and with the recommended conditions (see Exhibit "B"), is in conformance with county code.

The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area regulations: In the LUC §104-9-4, the F-40 zone requires a minimum lot area of 40 acres. The Wilcox Camping and Boating Resort Subdivision was platted in 1910 and predates the zoning ordinances that were adopted by Weber County in 1966 (see Exhibit "B"). The proposed amendment does not meet the area requirements of the F-40 zone; however, the parcel was created legally and is considered a legal nonconforming parcel. Combination of nonconforming parcels per LUC §108-12-12 is allowed provided that:

- (1) The combination is achieved by submitting a subdivision if any of the parcels were part of a recorded subdivision or by combining parcels if they have metes and bounds descriptions;
- (2) All adjoining parcels under common ownership, or brought under common ownership after the date of the adoption of this section are merged to create the largest lot possible;
- (3) The combination does not result in any illegal divisions of land; and
- (4) Structures built on the newly created lot shall resemble the architectural style, height, size and mass of existing noncommercial structures on parcels within 500 feet of the newly created lot, and meet all current setback and height requirements of the zone in which the combination is made.

Width, yard and height regulations: The minimum frontage and lot width in the F-40 zone is 660'. The combination of the parcels will create a new lot width of 181.12', which will bring the subject property nearer to conforming to the current zone requirements. Based on the legal existence of the subject property, additional requirements for frontage and lot width are unnecessary at this time.

An existing home and garage foundation have been identified on the plat map. It appears that the structures were legally created; however, they are located inside the 75' front yard and stream corridor setbacks. Standards to establish reduced side yard setbacks have been identified in LUC §108-12-13 for small lots that have been created legally prior to the adoption of zoning. Based on this allowance a minimum side yard setback of 10.97' has been considered acceptable for this proposal. The applicant is desirous to expand the garage and has received a variance from the rear yard setback requirement of 30' to 27.92' from the Weber County Board of Appeals on February 27, 2014. The proposal does not create additional nonconformities; therefore meeting the minimum area regulations of the Code.

Culinary water and sanitary sewage disposal: In 2013, the Weber Morgan Health Department approved a non-public well that provides the culinary water for this property. A letter of approval has been submitted for the onsite sanitary system which predates the 1945 Weber Morgan Health Department Onsite Wastewater Regulations.

Additional design standards and requirements: The proposed combination of parcels does not significantly alter the original platted design that was legally established prior to the adoption of subdivision standards (see Exhibit "C"). With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Review Agencies: The proposed subdivision amendment has been reviewed and approved by the Weber County Engineering Division and approved with conditions by the Weber Fire District (see Exhibit "D"). The Weber County Surveyor's Office has identified areas of the proposal that need to be addressed or corrected (see Exhibit "E").

Tax clearance: The 2014 property taxes have been paid in full. The 2015 property taxes will be due in full on November 1, 2015.

Public Notice: A notice has been mailed not less than ten calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision amendment.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing community areas.

Staff Recommendation

Staff recommends final plat approval of the Wilcox Camping and Boating Resort 1st Amendment. This recommendation for approval is subject to all review agency requirements and based on the findings and conditions of approval as listed below:

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

Conditions of Approval

- The final plat must indicate the "house number" for each lot as assigned by the County Surveyor
- The final plat must indicate the correct lot number as assigned by the County Surveyor
- The final plat must reflect the current zoning as F-40
- All preliminary information must be removed prior to recording the final Mylar
- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's Office
- Requirements of the Weber County Recorder

Administrative Approval

Administrative final approval of the Wilcox Camping and Boating Resort 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, January 21, 2015

Sean Wilkinson
Weber County Planning Director

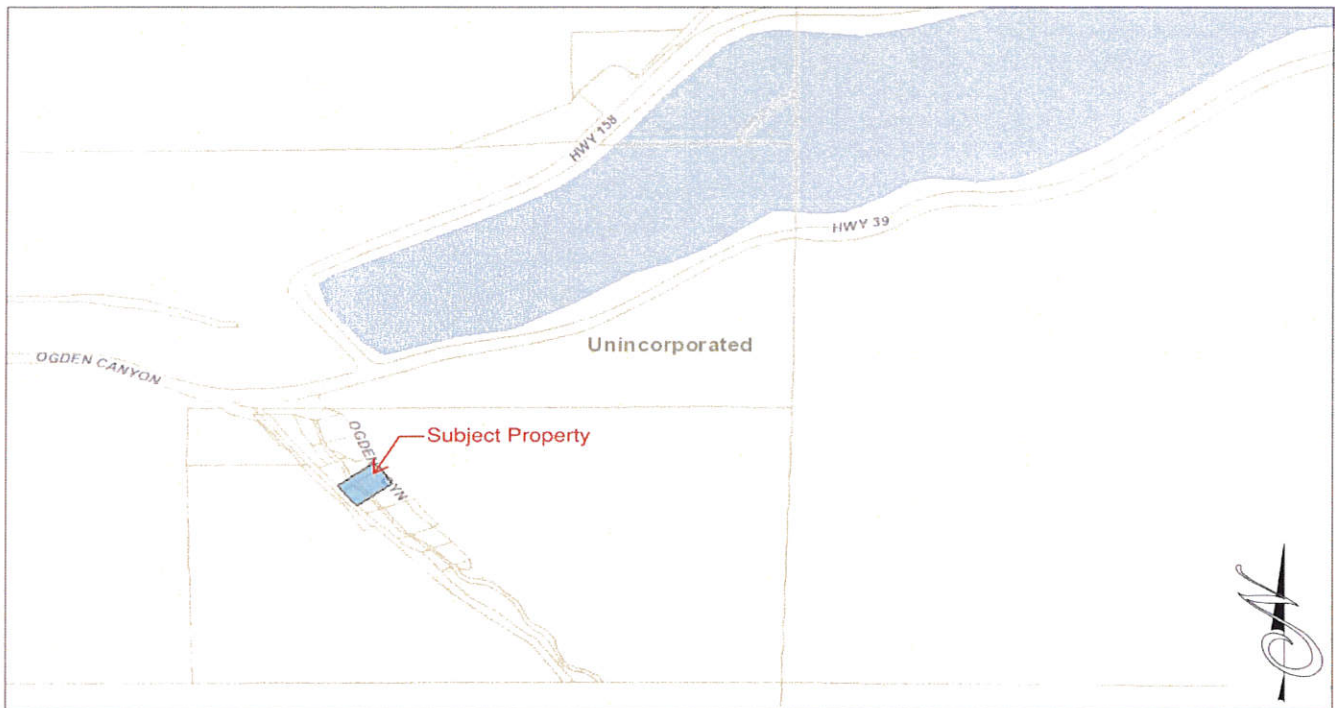
Exhibits

- A. Proposed Subdivision Amendment
- B. Planning Division Bluelines
- C. Original Subdivision Plat
- D. Weber Fire District Comments
- E. Surveyor's Comments and Redlines

Map 1

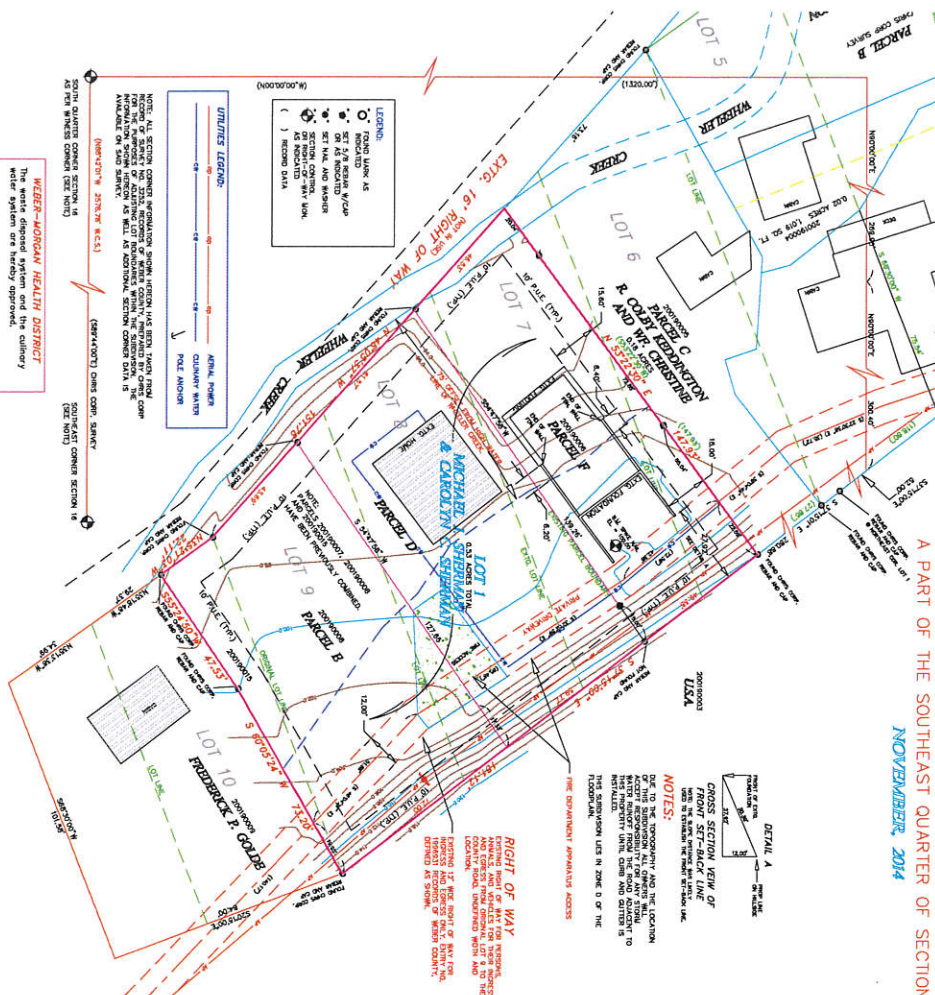


Map 2



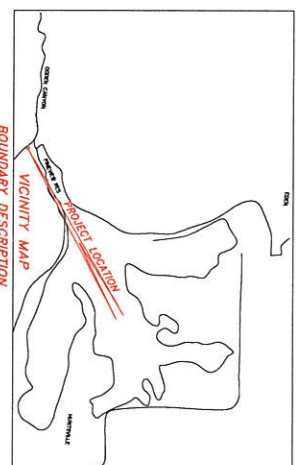
PRELIMINARY PLAT
WILCOX CAMPING AND BOATING RESORT
TOWNSHIP 4 NORTH RANGE 10E

A PART OF ORIGINAL LOTS 6,7,8,9 AND 10
ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F
WILCOX CAMPING & BOATING RESORT
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R12E
NOVEMBER, 2014

[illegible]

RIGHT OF WAY
EXISTING RIGHT OF WAY FOR PERSONS, ANIMALS, AND VEHICLES FOR THEIR INGRESS AND EGRESS FROM ORIGINAL LOT 9 TO RICH COUNTY ROAD, UNDEVELOPED WITH AND LOCATION.
EXISTING 12' WIDE RIGHT OF WAY FOR PERSONS AND EGRESS ONLY, EXISTING NO. 10966331 RECORDS OF WEBER COUNTY, DEFINED AS SHOWN.

SCALE 1"=20'



6, 7, 8, 9 AND 10, WILCOX CAPPING AND BOL

[illegible]

A C K N O W L E D G E M E N T

I, _____, CHAIRMAN OF THE BOARD OF DIRECTORS OF _____, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS _____ DAY OF _____, 2014.

CHAI-LI SERNAN
CHAIRMAN OF THE BOARD OF DIRECTORS

COUNTY OF HENDERSON } ss
I, JOHN PROSSER, A PERSONAL KNOWN NOTARY Public,
Qualified under the laws of the State of Nevada, do hereby
certify that the above named JOSEPHINE M. BROWN,
has acknowledged to me that she signed the foregoing
instrument.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 19____.

JOHN PROSSER, Notary Public.
My Comm. Expires _____

ZONING

THE CURRENT ZONING FOR THIS PARCEL IS AY-3

[illegible]

ACADEMIC PERFORMANCES AND RESEARCH DEVELOPMENTS ARE SHOWN FOR RESEARCHERS IN THE FIELD OF COMMUNICATION IN RECENT YEARS, IN THE CONTEXT OF SUCH INFORMATION.

THE ORIGINAL LOT LINES OF MEXICO CHANGING AND MOVING RECENTLY HAVE BEEN SHOWN IN FIGURE 1. THE RESEARCHERS ONLY, NO RETROACTION OF SUCH ORIGINAL LOT LINES HAS BEEN PERMITTED.

[illegible]

BY _____
AND _____

WEBER COUNTY RECORDER

ENTER NO. _____ SEE PAGE _____
FILED FOR RECORD AND RECORDED AT _____

N BOOK _____ OF THE OFFICIAL RECORDS,
PAGE _____

RECORDED FOR: _____

WEBER COUNTY RECORDER
BY _____ DEPUTY

WILCOX CAMPING AND BOATING RESORT,
1ST AMENDMENT, A PART OF ORIGINAL LOTS 6,7,8,9 AND 10
ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, T 6 N, R 1
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

DATE: 11/11/2014
CITY: NEWARK, NJ
STATE: NJ
ZIP: 07102

REVISIONS	
BY	COMMENTS
JMH	REVISED AS PER COUNTY REVIEW

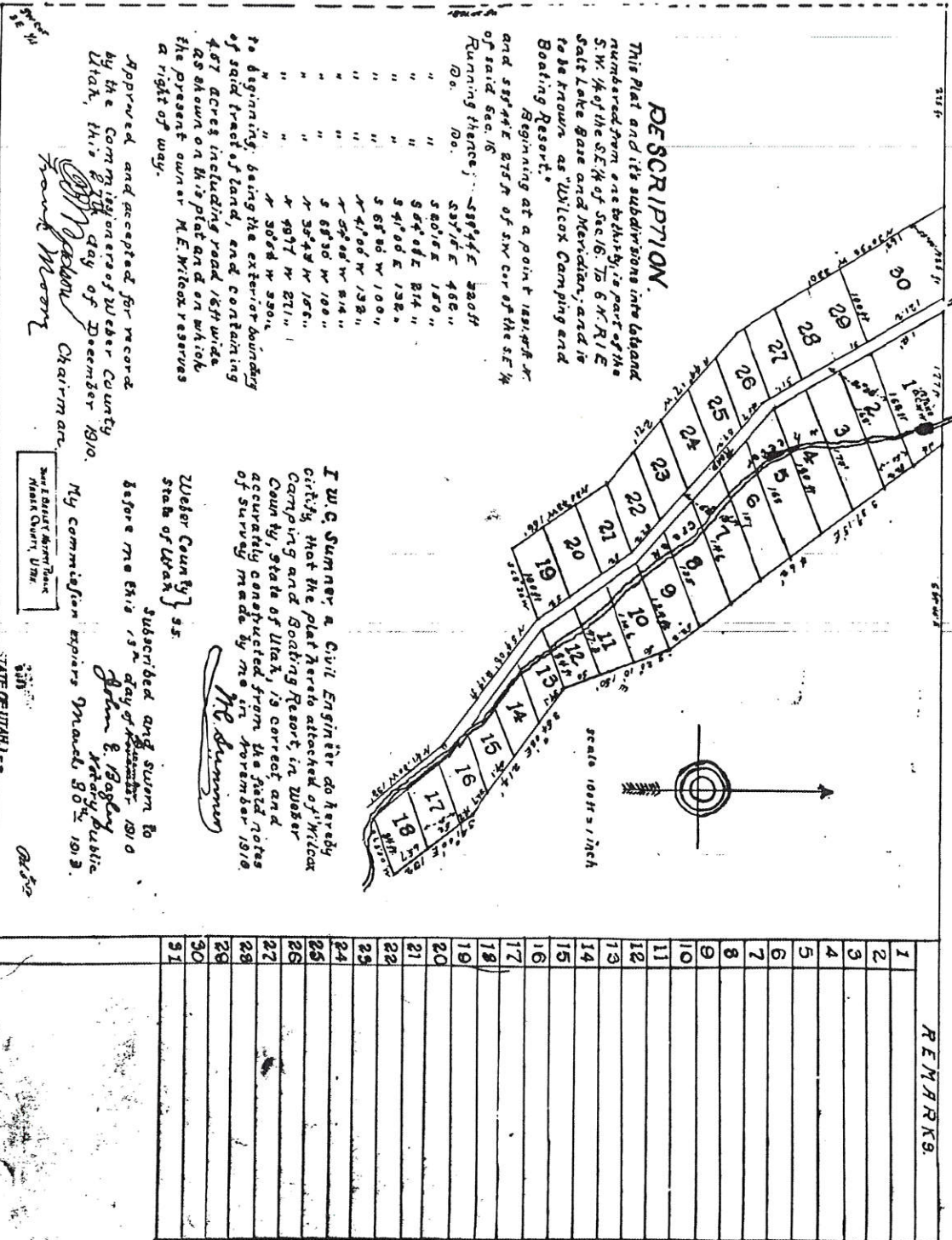


MOUNTAIN ENGINEERING
2250 W OLD HIGHWAY ROAD
MORGAN, UTAH 84050

WILCOX CAMPING AND BOATING RESORT.

57

Exhibit C-Original Subdivision Plat



W. C. Sumner
Civil Engineer

See E. Bagley's Map of
Weber County, Utah.

STATE OF UTAH, ss.
County of Weber
I, *John E. Bagley*, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original plat of record.

W. C. Sumner
Civil Engineer

Exhibit D-Weber Fire District

Home Help Projects Map

Ronda Kippen Dashboard Account Settings Log Out

Go

Edit Delete Add a File Email

Weber Fire District Comments

Project: Wilcox Camping and Boating Resort 1st Amendment (Wheeler Creek Subdivision)
User: Brandon Thueson
Department: Weber Fire District
Created: 2014-09-29 08:20:31
Modified: 2014-09-29 08:20:31
Approved: Yes

Notes

Date: September 29, 2014

Project Name: Wheeler Creek Subdivision

Project Address: 960 Ogden Canyon, Weber County Ut

Contractor/Contact: Michael Sherman

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District.

REVIEW STATUS: APPROVED WITH CONDITIONS

SPECIFIC COMMENTS:

1. Weber Fire District has no issues with the lot line adjustments and amendments to the subdivision plat.
2. Access: If any development occurs in the future on lots 9 and 10, the access roadway will need to be improved to meet fire access requirements.
3. Fire Flow: All structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
4. Fire department apparatus access is required for each lot.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson

Fire Marshal

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Exhibit E-Surveyor Comments

Home Help Projects Map

Ronda Kippen Dashboard Account Settings Log Out

Go

Edit Delete Add a File Email

Survey Review 12-1-14

Project: Wilcox Camping and Boating Resort 1st Amendment (Wheeler Creek Subdivision)
User: Trevor Hatch
Department: Weber County Surveyor's Office
Created: 2014-12-01 16:31:02
Modified: 2014-12-01 16:31:02

Notes

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.

We can be reached at the Weber County Surveyors Office at (801) 399-8020. Thank you.

Files

Name	Size	Date Uploaded	Actions
Survey Review 11-18-14.pdf	626 KB	2014-12-01 16:31:23	Rename Delete

© 2010-2015 Weber County Planning and Engineering Divisions

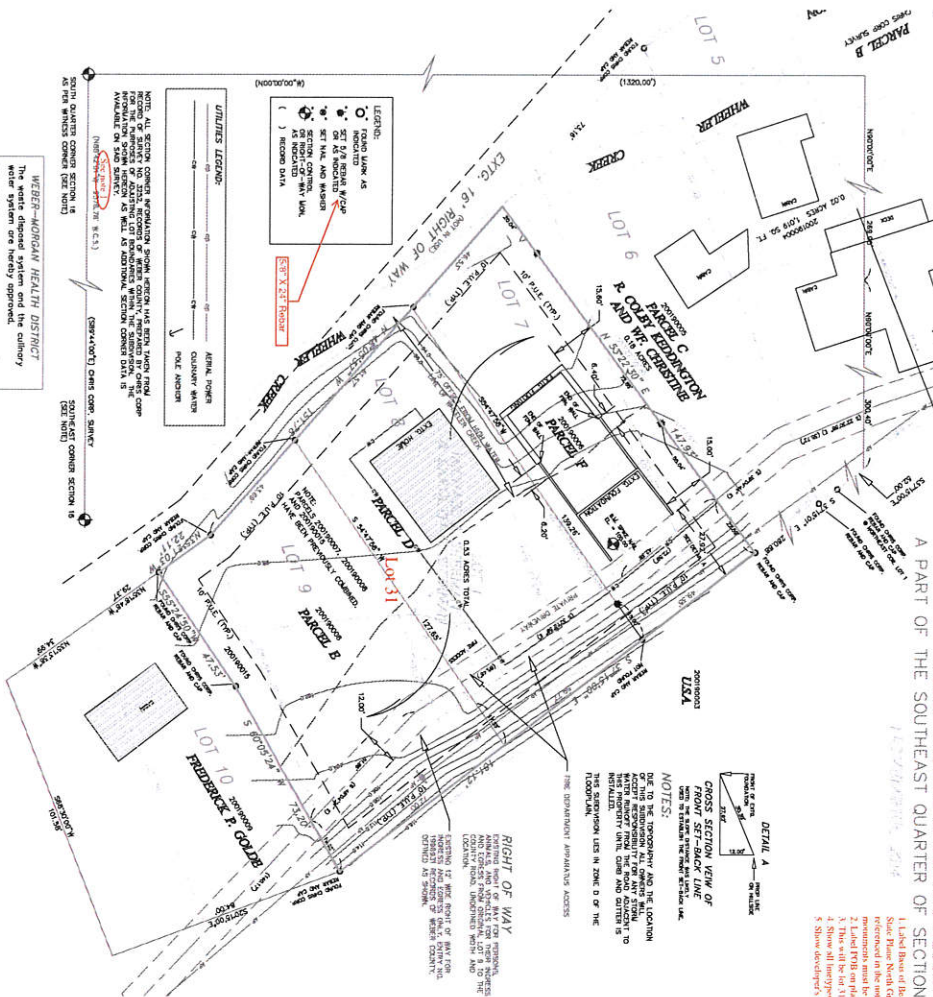
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Exhibit E-Surveyor Redlines

WILCOX CAMPING AND BOATING RESORT
 PRELIMINARY PLAT
 1ST AMENDMENT

A PART OF ORIGINAL LOTS 6,7,8,9 AND 10
ALSO BEING ALL OF ADJUSTED PARCELS D,E AND F
WILCOX CAMPING & BOATING RESORT
A PART OF THE SOUTHEAST QUARTER OF SECTION 16, T6N, R1E

1. Label *Panel of Learning* between 2 consecutive measurements, note that it is *Unit 1*.
2. Label *Panel North* (as per Webber County, Canada). Were the measurements referenced in the note actually found and interpreted? Date and conditions of measurements must be shown, along with record and measured distances
3. Label *POB* on field
4. This will be for 31
5. Show all bearings used in *Legend*
6. Show developer's name and address



NOTES:

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.

THIS SECTION LIES IN ZONE D OF THE FLOODPLAIN.

DISCLOSURE

RIGHT OF WAY
EXTENDING NORTH OF WAY FOR
ANIMALS AND VEHICLES FOR
AND EGRESS FROM ORIGINAL
COUNTY ROAD, UNDISTURBED
LOCATION.

EXISTING 12" WIDE RIGHT OF
WHEELS AND LOGS ETC. 1968-91
RECORDS OF WHEEL
OBTAINED AS ABOVE.

DATE

A geological map showing a fault line with a strike-slip movement of 1.320m. The fault is represented by a line with a dashed line parallel to it, indicating the direction of movement. The movement is labeled as 1.320m. The map also shows other geological features, including a fault line with a strike-slip movement of 1.320m, and a fault line with a strike-slip movement of 1.320m.

STATION P. GOLDBERG
2001000000
0000000000

7

201.30
101.50

ENGINEER

WEBER C

This is to certify the dedication of ways and financial improvements as thereon are here

the Commission
day _____ 20__

Chairman, Weber

Attn: _____

Title: _____

VICINITY MAP

PROJECT LOCATION

10000 HIGHWAY

1000 HIGHWAY

100 HIGHWAY

BOUNDARY DESCRIPTION

OWNERS DEDICATION AND CERTIFICATION

[illegible]

ACKNOWLEDGEMENT

[illegible]

THE CURRENT ZONING FOR THIS PARCEL IS AV-3

SURVEY NARRATIVE:

THE SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF MICHAEL AND CATHYNE STRICKLAND, 800 SOUTH CANYON ROAD, COVOLT, UTAH.

THE PURPOSE OF THE SURVEY IS TO DIVIDE THE STRICKLAND ACQUAINTANCE OF THE SURVEY PROPERTY AND LOCATE EXISTING STRUCTURES ON SAID PROPERTY TO FACILITATE A FUTURE LOT SUBDIVISION CLAIMING ALL THREE PARCELS INTO ONE LOT FOR THE PURPOSE OF OFFERING ADDITIONAL PARCELS TO CONSTRUCT A DANGER ON PLOT #1.

THE SUBDIVISION FOUND ON SET ARE AS INDICATED HEREON.

CORP IN 2004, ON FILE IN THE WOL
REGARDING DETAILS OF THE ESTATE

[illegible]

WEBSER COUNTRY

RECORDED TON: _____

ENTER IN _____

IN BOOK _____ OF THE

PAGE _____

RECORDED TON: _____

THE UNIVERSITY OF CHICAGO

101 YORK
NEW YORK
N.Y.

RETURN COUNTY RECORDER
BY _____

10-14 JHM REVISED AS PER COUNTY REVIEW

WILCOX CAMPING AND BOATING RESORT,

MICHAEL SHERMAN, 980 OGDEN CANYON ROAD, OGDEN, UT. 84401

WE 10-53

MOUNTAIN ENGINEERING

2250 W OLD HIGHWAY ROAD
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-397



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Hipwell Estates Subdivision (2 lots).
Agenda Date: Wednesday, January 21, 2015
Applicant: Chris DeHerrera, applicant; Susan Hancock Trustees, owner
File Number: LVH 081314

Property Information

Approximate Address: 3800 North 3900 West, Plain City UT
Project Area: 2.98 acres
Zoning: Agricultural (A-2) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 19-009-0074
Township, Range, Section: T7N, R2W, Section 21

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 7 (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

- **Administrative Decisions:** When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of Hipwell Estates Subdivision, located at approximately 3800 North 3900 West in the A-2 Zone. The proposed 1.086 and 1.426 acre lots within this subdivision meet the lot area and lot width requirements of this Zone, as they have more than 40,000 square feet in area and 150 feet in width. Access for the lots will be from 3900 West. The purpose of this subdivision is to further separate agricultural lands associated with the family from an existing home and a new lot. When doing this it will be required that the remaining acreage is combined with other adjacent agricultural parcels.

Culinary water service is provided by Bona Vista Water. Private septic systems are used for waste water. No new fire hydrant has been required. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only two (2) lots and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Hipwell Estates Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

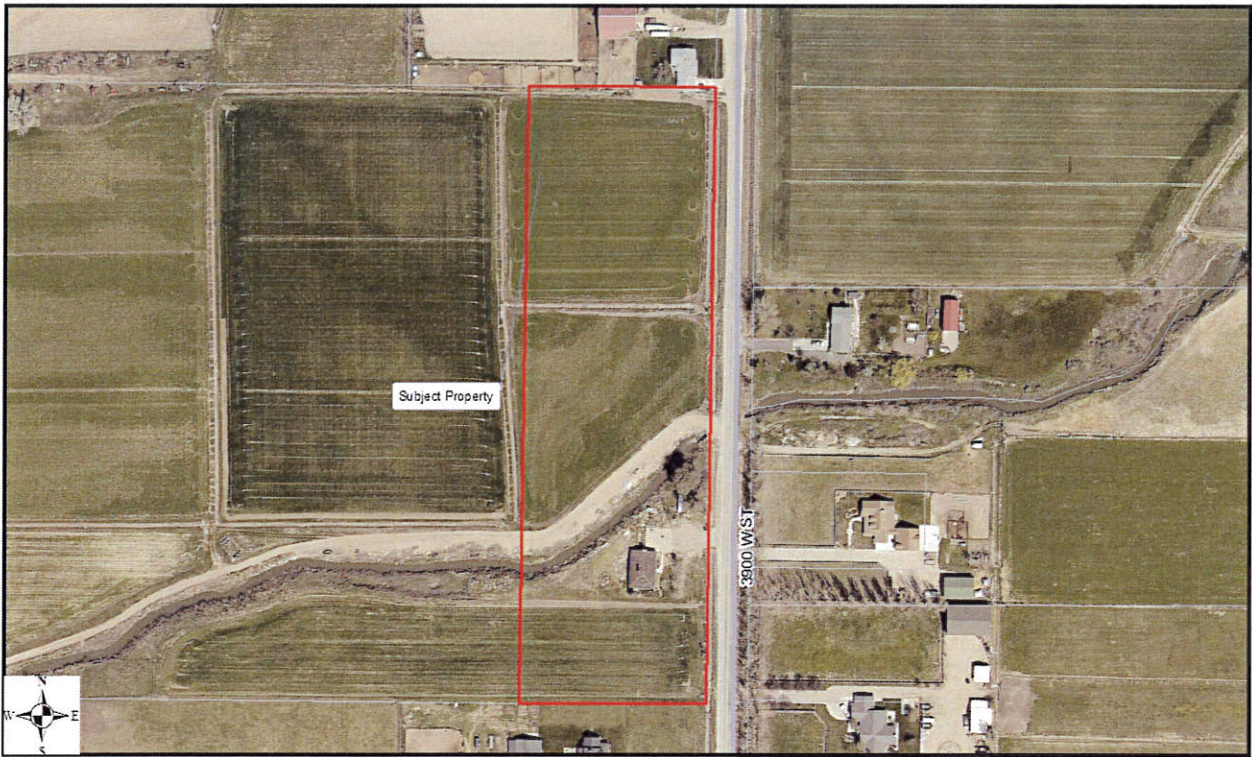
Date of Administrative Approval: Wednesday, January 21, 2015.

Sean Wilkinson
Weber County Planning Director

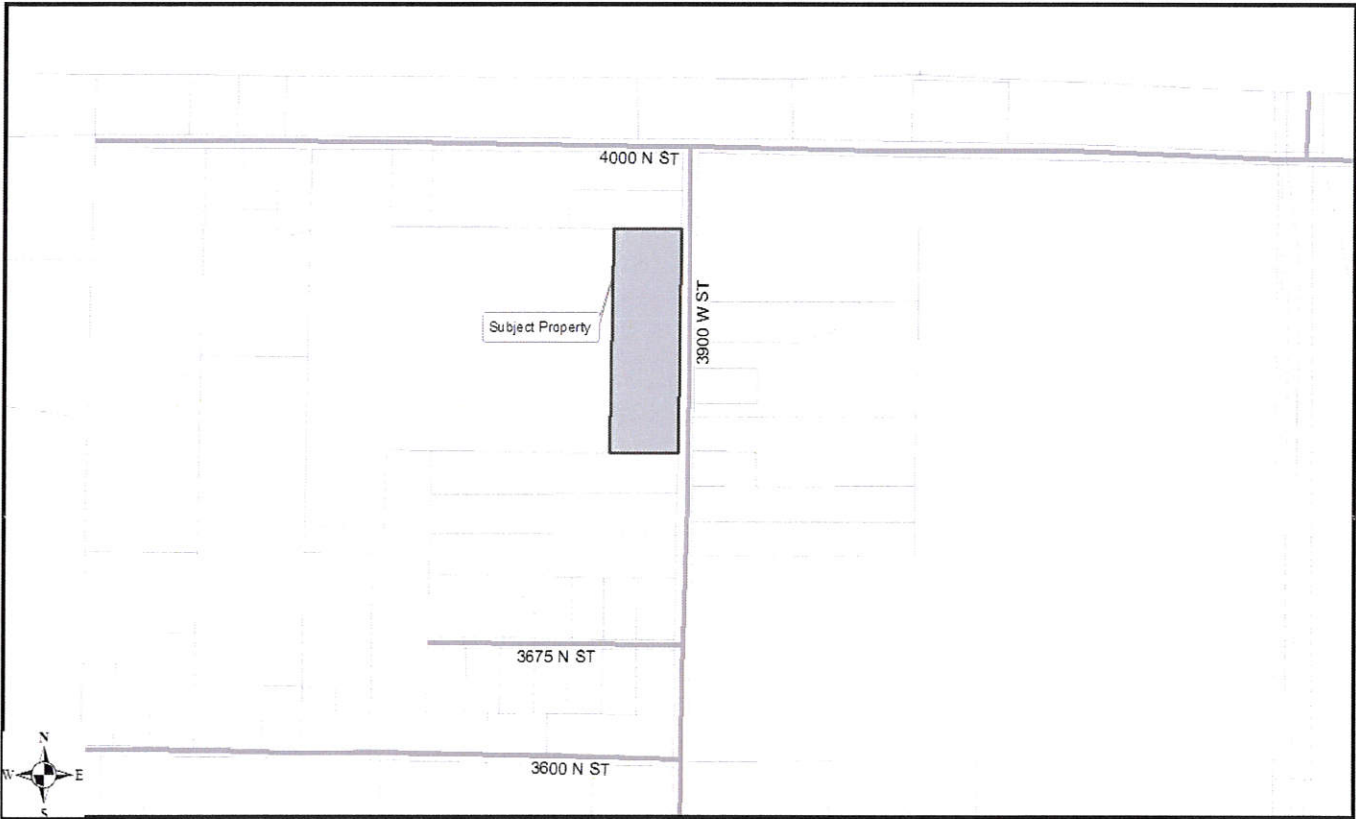
Exhibits

- A. Subdivision Plat

Map 1



Map 2



PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER 2014



CURVE TABLE

BASIS OF BEARINGS

NARRATIVE

THE PROCEED OF THE SALE WAS TO CREDIT A \$100,000 LIEN AGAINST THE HOUSE ON THE PLAY ALL LOT OWNERS WERE SET WITH A 3/8% DEED AND PLACED CAR STAMPED TO HAVE "WENT A ASSOCIATE". THE CREDITING OF \$100,000 DEED WAS DESIGNED TO BE ALONG WITH THE CREDITING OF THE LOT TO THE LOT. THE CREDITING OF THE LOT TO THE LOT WAS THE CREDITING OF THE LOT TO THE LOT. THE CREDITING OF THE LOT TO THE LOT WAS THE CREDITING OF THE LOT TO THE LOT.

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EXPLORATION PIT #1 (UTM ZONE 12 MAD 83 (12T) 4101026 4576468N)
0-2' FINE SANDY LOAM, CRANULAE STRUCTURE
2'-42" FINE SANDY LOAM, MASSIVE STRUCTURE
42'-90" SANDY LOAM, MASSIVE STRUCTURE
GROUND WATER WAS OBSERVED AT 90 INCHES. THE DAY OF ONSITE EVALUATION

THIS IS TO CERTIFY THAT THIS SUBMISSION PLAT WAS DUL
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____ 20____

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS IS TO CERTIFY THAT THIS SUBMISSION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT THE WEBER COUNTY SURETYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURETYOR DOES NOT RELIEVE THE LICENSED LAND SURETYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____ 20____.

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____ 20__

Century no. _____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____



*AGRICULTURE IS THE PERMITTED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FROM A PARTICULAR ZONE ARE PRIORITIZED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF TULANE RESIDENTS OF THIS SUBDIVISION." (AMCO, ORD. #1-82, JANUARY 26, 1982, 2002-3, MARCH 05, 2002).

- ◆ = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "NEVEE & ASSOCIATES"

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED

STATE OF UTAH)
COUNTY OF _____) ss.

Project Info.
Surveyor: _____

[illegible]

WEBER-MORGAN HEALTH DEPARTMENT
 HEREBY CERTIFY THAT THE SOLIS, PERCUTANEOUS
 AND SITE CONTAINERS FOR THIS SUBMISSION HAVE BEEN
 INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR
 REUSE OR WASTEWATER DISPOSAL SYSTEMS. DATE OF _____ 20____
 SIGNED THIS _____ DAY OF _____

Webster County Recorder
 Entry No. _____ Filed For Record _____
 At _____ and Recorded, _____
 In Book _____
 Of the Official Records, Page _____
 Recorded For _____

[illegible][illegible]

FOR THE HOWELL TRUST

JOANNE HOWELL, TRUSTEE

SUSAN H. HOWELL, TRUSTEE

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (NAME),
WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO HAVE SIGNED THE
FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. _____ SIGNED IT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) SS.
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Reeve & Associates, Inc.
 700 CHAMBERS STREET, SUITE N, GARDEN CITY, NEW YORK 11530
 TEL. (516) 671-3100 FAX (516) 671-2800 *we have what you need*

WEBER-MORGAN HEALTH DEPARTMENT
 HEREBY CERTIFY THAT THE SOLIS, PERCUTANEOUS
 AND SITE CONTAINERS FOR THIS SUBMISSION HAVE BEEN
 INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR
 REUSE OR WASTEWATER DISPOSAL SYSTEMS. DATE OF _____ 20____
 SIGNED THIS _____ DAY OF _____

Webster County Recorder
 Entry No. _____ Filed For Record _____
 At _____ and Recorded, _____
 In Book _____
 Of the Official Records, Page _____
 Recorded For _____



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Val's Subdivision 1st Amendment (1 lot).
Agenda Date: Wednesday, January 21, 2015
Applicant: Corey McCubbin
File Number: LVV 120414

Property Information

Approximate Address: 4519 West 1350 South, Ogden UT
Project Area: 0.919 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-165-0007
Township, Range, Section: T6N, R2W, Section 20

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

- **Administrative Decisions:** When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of Val's Subdivision 1st Amendment, located at approximately 4519 West 1350 South in the A-1 Zone. The 0.919 acre proposed lot within this subdivision meets the lot area and lot width requirements of this Zone, as it has more than 40,000 square feet in area and 150 feet in width. Access for the lot is from 1350 South. The purpose of this subdivision plat is to remove the storm drain easement that was placed on the lot when initially platted. The Weber County Engineering Division has written a letter stating that this easement may be vacated as a different detention pond in the subdivision is adequately sized for the whole subdivision. There currently is a home built on this lot.

With the vacation of the storm drain easement a public utility easement running across the middle of the lot will also be vacated and relocated along the rear lot line. Letter from the public utilities have been received authorizing this shift.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

The Weber County Land Use Code Title 101 defines "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one (1) lot and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Commission, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyors Department

Administrative Approval

Administrative final approval of Val's Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, January 21, 2015.

Sean Wilkinson
Weber County Planning Director

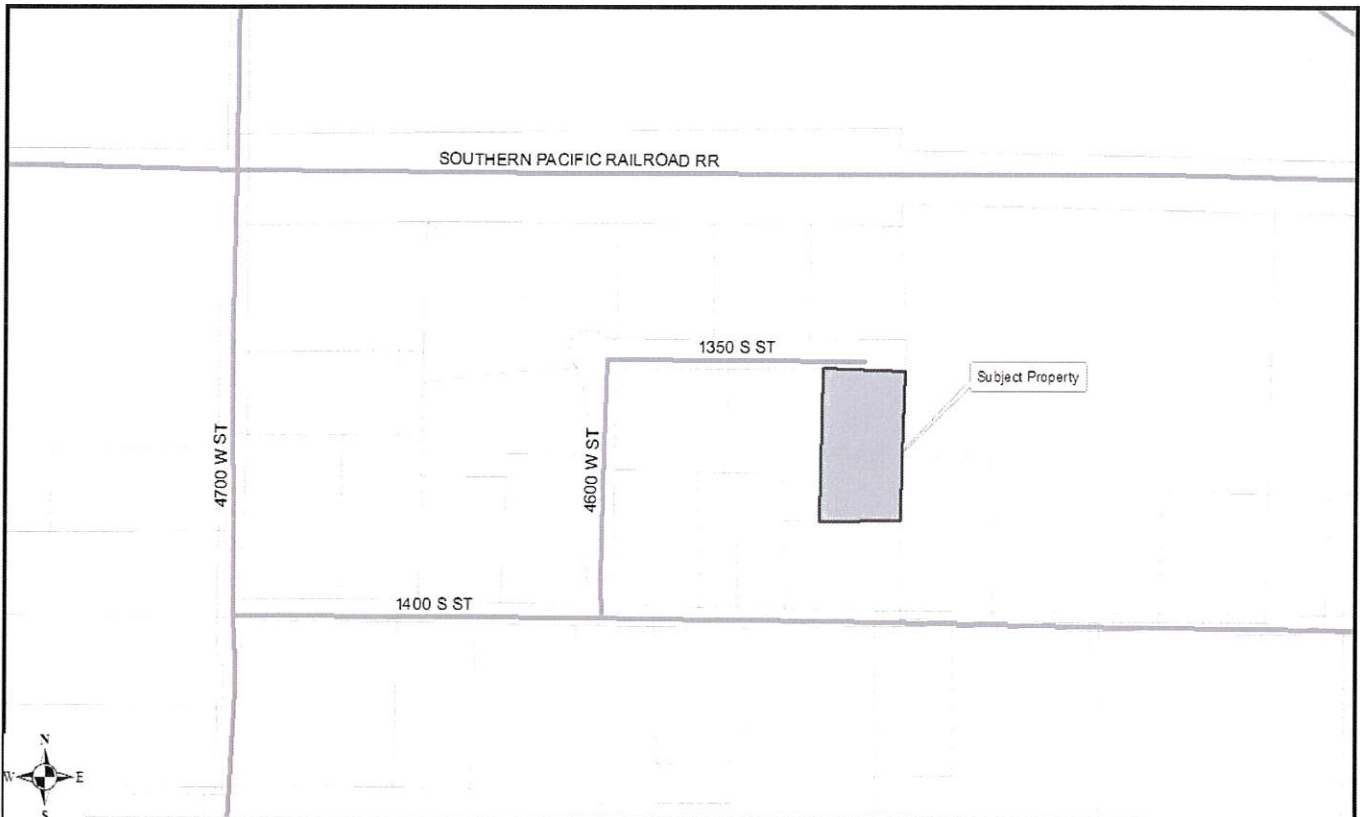
Exhibits

- A. Subdivision Plat

Map 1



Map 2



Weber County, Utah
A Part of the Southwest Quarter of Section 20,
Township 6 North, Range 2 West, Salt Lake Base & Meridian

[illegible][illegible]

The purpose of this Survey was to Amend Lot 7, Vol's Subdivision to remove the 10.0' wide often encroachment line from through Lot 7 and the stream water definition easement that is situated on Lot 7 as recorded on the original Platteau plat. This Survey was also to add the 10.0' wide stream water definition easement that is situated on Lot 7 as recorded on the original Platteau plat. The Survey was also to add the 10.0' wide stream water definition easement that is situated on Lot 7 as recorded on the original Platteau plat. The Survey was also to add the 10.0' wide stream water definition easement that is situated on Lot 7 as recorded on the original Platteau plat.

To Establish the Property Corners with the Existing Water Course, Range 2 West, S.18.R.6E. The basis of bearing is the West line of the Northeast Quarter of said Section which bears North 00°45'17" East per the Vol's Subdivision Plat (North 00°45'17" East, Utah North, State Plane, Calculated N.A.S.D. Bearing).

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be amended as shown on this plot and name said Grant Vella's Subdivision First Amendment to Lot 1 and hereby, deliver, grant and convey, in perpetuity, pursuant to the provisions of the laws of the State of California, all right, title and interest, together with all without condition, restriction or reservation to Walter County, Illinois all of the above described land and easements for public utility and drainage purposes as shown herein. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this _____ day of _____ 2014.

County of _____

On this _____ day of _____, 2014, Cory McCubbins and Tina Marie McCubbins, Husband and Wife as Joint Tenants, Personally Appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the Signers of the Attached Owners Declaration, two in Number, who duly acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

This is to Certify that this Subdivision Plat was Duly
Approved by the Weber County Planning Commission.
Signed this _____, Day of _____, 2014.

Chairmen, Weber County Planning Commission



This is to Certify that this Subdivision Plot, the Dedication of Streets and other Public Ways and Financial Guarantee of Public Improvements Associated with this Subdivision, Thereon are Hereby Approved and Accepted by the Commissioners of Weber County Utah

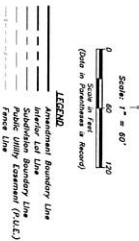
Signed this _____ Day of _____, 2014.

Chairman, Weber County Commissioner

I Herewith Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments as Recorded in County Officials. The Approval of this Plat by the Weber County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this _____ Day of _____, 2014

I Have Examined the Financial Guarantee and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the County Ordinance Applicable Thereto and now in Force and Effect

Signed this _____ Day of _____, 2014.



ENTRANT NO. _____ FEE PAID _____

FILED FOR RECORD AT _____ 120

RECORDED _____

OF OFFICIALS
IN BOOK

00000000 0100

RECORDS, PAGE _____, RECORDS _____

FOR _____

Public Utility Losses (P.U.L.)

COUNTY REPORTER

Section Corner
SOUTH PLACES

BY: _____

1 5/8" by 2 1/4" Rubber With Cap

468