



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

**June 01, 2016  
4:00-5:00 p.m.**

1. Consideration and action on an administrative application for final approval of Spring Creek Estates Subdivision No. 2, 1<sup>st</sup> Amendment (2 Lots), located at approximately 6393 South Bybee Drive, Uintah UT, in the Residential Estates (RE-20) Zone (Richard Russell, Owner)
2. Consideration and action on an administrative application for final approval of J & A Gibson Subdivision (1 Lot), located at approximately 4903 W 2200 S, Taylor UT, in the Agricultural (A-2) Zone (John Gibson, Owner)
3. Consideration and action on an administrative application for final approval of Falling Leaf Subdivision (2 Lots), located at approximately 3796 N 3900 W, Plain City UT, in the Agricultural (A-2) Zone (Debbie Nicholls, Owner)
4. Consideration and action on an administrative application for final approval of Shoo-Fly Ranch Subdivision 1<sup>st</sup> Amendment (1 Lot), located at approximately 6678 W 1900 N, Warren UT, in the Agricultural (A-2) Zone (Shane Thorson, Owner)
5. Consideration and action on an administrative application for final approval of Mountain Prime Subdivision 1<sup>st</sup> Amendment (2 Lots), and approval of an access exception (AE-2016-02) access other than across the front line, located at approximately 10360 East Hwy 39, Huntsville UT, in the Forest (F-5) Zone (Jon Nolan, Owner)
6. Consideration and action on an administrative application for final approval of RY-KY Acres Subdivision 1<sup>st</sup> Amendment (2 Lots), located at approximately 1002 N 7800 E, Huntsville UT, in the Agricultural Valley (AV-3) Zone (Mary Wright, Owner)
7. Consideration and action on an administrative application for final approval of The Summit at Ski Lake Subdivision No. 11, 1<sup>st</sup> Amendment Lot 55 (1 Lot), located at approximately 6785 East Via Cortina, Huntsville UT, in the Forest Valley (FV-3) Zone (Richard Zollinger, Owner)
8. Consideration and action on an administrative application for final approval of Evergreen Park Subdivision No. 1, 2<sup>nd</sup> Amendment (2 Lots), located at approximately 2469 North Water Canyon Ave, Huntsville UT, in the Forest (F-5) Zone (Judith Olson, Owner)
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 Subdivision Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on an administrative application, final approval of Spring Creek Estates Subdivision No.2 1st Amendment (2 lots).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Richard Russell, owner

**File Number:** LVS 041516

### Property Information

**Approximate Address:** 6393 South Bybee Drive, Uintah UT

**Project Area:** 3.477 acres

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-352-0005, 07-352-0009 and 07-352-0004

**Township, Range, Section:** T5N, R1W, Sections 23, 24, 25, and 26

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of a subdivision amendment Spring Creek Estates Subdivision No.2 1st Amendment (2 lots), located at approximately 6393 South Bybee Drive in the RE-20 Zone. The proposed 3.477 acre subdivision meets the 20,000 square foot lot area and 100 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line between the two lots. Each lot has an existing residence. Setback standards will not be affected with this adjustment of the lot line.

Culinary water and sewer services are provided by Uintah Highlands Water and Sewer. 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 "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Fire District
- Requirements of the Weber County Surveyors Department

## **Administrative Approval**

Administrative final approval of Spring Creek Estates Subdivision No. 2 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, June 1, 2016.

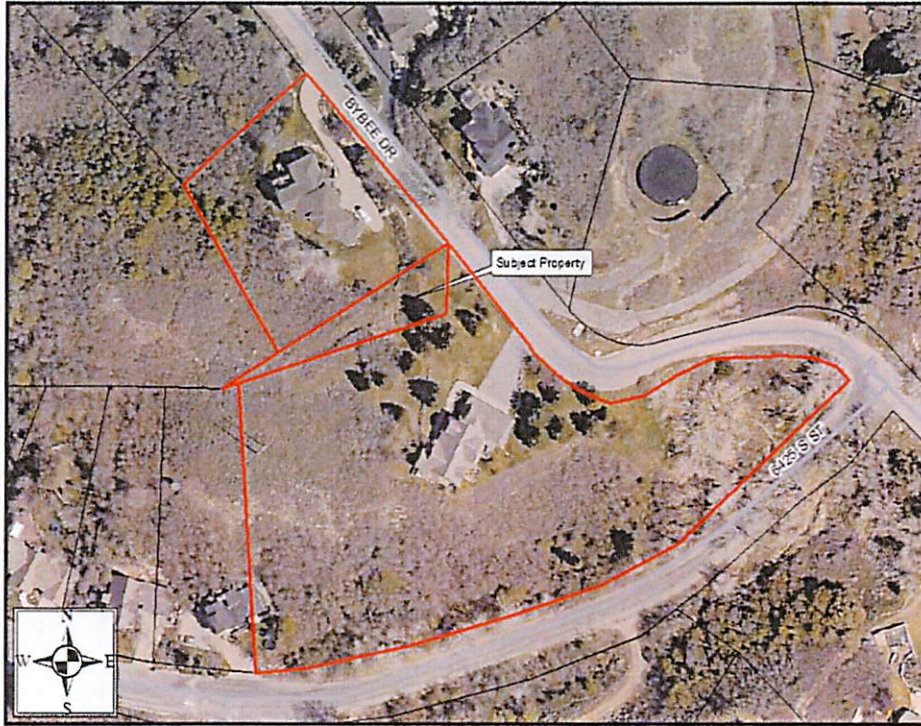
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Rick Grover  
Weber County Planning Director

## **Exhibits**

- A. Subdivision Plat

Map 1



Map 2





# Spring Creek Estates Subdivision No. 2 - 1st Amendment Amending Lots 6 & 7

A part of Southeast 1/4 of Section 23, The Southwest 1/4 of Section 24 and the Northwest 1/4 of Section 25,  
T5N, R7W, S18&M, U.S. Survey  
Weber County, Utah  
May 2018

### NARRATIVE

This survey was requested by Mr. Colin Murphy for the purpose of acquiring a portion of Lot 7 that he had been occupying.  
A Brass Cap Monument was found at the Southeast Corner of Section 24, T5N, R7W, S18&M, U.S. Survey, a Brass & Cap was found at the Southeast Corner of Lot 3 of Spring Creek Estates Subdivision No. 2. These monuments were used as evidence of the original survey and location and ground location and their locations were honored.  
A line bearing South 52°11'41" East between the Southeast Corner of Section 25 and the Southeast corner of Lot 3 was used as the basis of bearings. This bearing was calculated from the original subdivision plat recorded as City #1037422.  
Ground bearings were related thereafter to match Weber County Surveyor State Plane Grid bearings.  
Property corners were monumented as depicted on this drawing.

**Note:**  
Plotted Bubble area from original plat to remain in effect, unless an updated cadastral study is completed and approved by Weber County.

### BOUNDARY DESCRIPTION

All of Lot 6 & 7 of Spring Creek Estates No. 2, a subdivision in Utah City, Weber County, Utah.

More Particularly Described as Beginning at the Southeast Corner Section 24, T5N, R7W, S18&M also being the Northeast line of Shadow Oaks Subdivision Unit 1 thence running North 40°32'01" West 224.87 feet along said line to the Southeast Corner of Eastwood Subdivision No. 4, thence North 51°18'15" East 183.04 feet along said line to the Southeast Corner of Lot 3 of Spring Creek Estates Subdivision No. 2, thence along said line as follows: (1) South 37°45'38" East 318.62 feet to a point of curvature; (2) Southeastery along the arc of a 142.78 foot Radius curve to the left at a distance of 162.58 feet (Chord angle equals 87°14'48", Chord bears North 52°11'41" East, and Long Chord bears South 71°23'20" East 158.13 feet); (3) North 24°28'12" East 141.88 feet to a point of curvature; (4) Southeastery along the arc of a 42.81 foot Radius curve to the right at a distance of 42.81 feet (Chord angle equals 50°28'31", Chord bears North 52°11'41" East, and Long Chord bears South 77°44'43" East 42.82 feet); (5) South 52°28'12" East in the North Side of 8423 South Street, thence along said line as follows: (1) South 32°11'27" West 12.22 feet to a point of curvature; (2) Southeastery along the arc of a 554.52 foot Radius curve to the right at a distance of 554.52 feet (Chord angle equals 30°28'31", Chord bears North 52°28'12" West, and Long Chord bears South 82°52'54" East 518.00 feet); (3) South 22°42'31" West 141.88 feet to the Southeast Corner of Shadow Oaks Subdivision Unit 1; thence North 15°51'58" West 274.05 feet along said line to the point of beginning.

Contains 3.477 acres.

### WEBER HEALTH DEPARTMENT

I hereby certify that the rules, regulations, rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site treatment disposal systems.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_ Weber Health Department

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair, Weber County Planning Commission

### WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the proposed easement is sufficient for the installation of these improvements.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Signature

### WEBER COUNTY ATTORNEY

I have examined the financial guarantees and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and are in force and effect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Signature

### WEBER COUNTY PLANNING COMMISSION

Approved and Accepted by the Weber County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Planning Commission Chair

### WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, have been approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

This \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
\_\_\_\_\_  
Chair, Weber County Commission

### WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the laws and ordinances on record in the County office. 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Signature



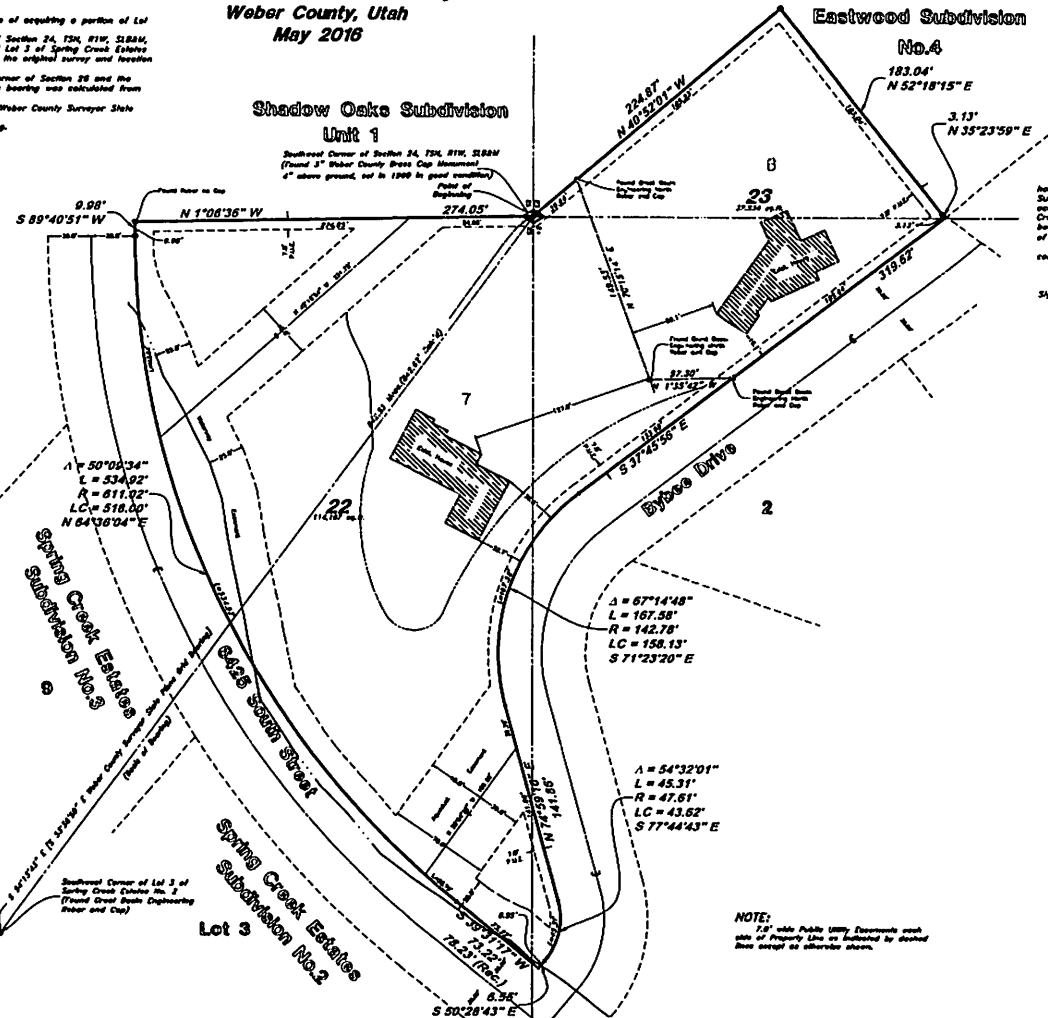
1/4" = 100' unless otherwise noted  
and all measurements are in feet unless otherwise noted.

### Legend

- Set Mark & Witness
- Set Mark & Cap
- Set Mark & Tree
- Set Mark to be set
- (P&C) Partial Line
- (N/C) Non-Header Line
- Found Mark
- PLADE Public Utility & Drainage Easement
- (W.C.S.) Weber County Survey
- Property Line
- Utility Easement Line
- Adjoining Property Line
- Bubble Area from Original Plat



Scale 1" = 40'  
Graphic Scale



### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 52, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Sections 17-23-17 and that I have verified all measurements shown herein this plat of Spring Creek Estates Subdivision No. 2 - 1st Amendment Amending Lots 6 & 7 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data supplied from records in the Weber County Recorder's Office. I also certify the plat was prepared in accordance with the requirements of the Weber County Surveyor's Office. I confirm the plat conforms to the frontage and area requirements of the Weber County Zoning Ordinance. Documents have been found or placed as represented on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

6242920

License No.

Andy Hubbard

### OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and dedicate the same into Lots and Streets as shown on this plat, and name said tract Spring Creek Estates Subdivision No. 2 - 1st Amendment and do hereby dedicate to public use of those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, and also dedicate, grant and convey to Utah City, Weber County Utah, those certain strips or easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance, and operation of public utility services lines and drains, as may be authorized by Utah City, Weber County, Utah.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Richard and Lee Ann Russell Family Trust

Colin F. Murphy

Richard Russell - Trustee

Lee Ann Murphy

Lee Ann Russell - Trustee

### ACKNOWLEDGMENT

State of Utah

County of Weber

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_

Residing At: \_\_\_\_\_

A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Paul Hemo

State of Utah

County of Weber

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_

Residing At: \_\_\_\_\_

A Notary Public commissioned in Utah

Commission Number: \_\_\_\_\_

Paul Hemo

### ACKNOWLEDGMENT



4040 SOUTH 1400 EAST, SUITE 100, UTAH 84002  
WWW.GREATBASINENGINEERING.COM

WEBER COUNTY RECORDER
BOOK NO. _____
PAGE NO. _____
RECORDED
INDEXED
FILED
WEBER COUNTY RECORDER
BY _____



# 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 J & A Gibson Subdivision (1 lot).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** John Gibson, owner

**File Number:** LVJ021916

### Property Information

**Approximate Address:** 4903 West 2200 South, Taylor UT

**Project Area:** 0.92 acres

**Zoning:** Agriculture (A-2) Zone

**Existing Land Use:** Agriculture

**Proposed Land Use:** Residential

**Parcel ID:** 15-079-0098

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

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agriculture
<b>East:</b> Agriculture	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RK

## 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)

## Background

The applicant is requesting approval of J & A Gibson Subdivision (1 lot), located at approximately 4903 West 2200 South in the A-2 Zone. The proposed 0.92 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to create one new lot. A nearby FAA radio facility is located on adjoining parcel. A 1,000 foot easement has been placed around the facility, which does affect the rear portion of the lot. However it does still allow for about 149 feet of buildable area in the front of the lot.

Culinary water will be provided by Taylor West Weber Water and wastewater will be controlled by Central Weber Sewer. 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 one (1) lot and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Fire District
- Requirements of the Weber County Surveyors Department

## **Administrative Approval**

Administrative final approval of J & A Gibson 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, June 1, 2016.

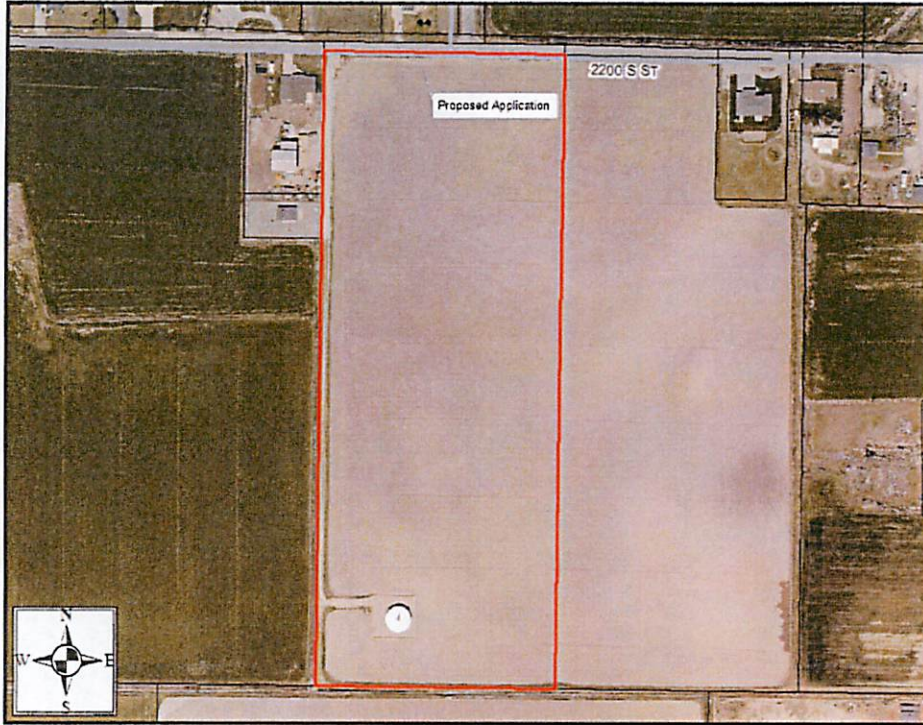
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Rick Grover  
Weber County Planning Director

## **Exhibits**

- A. Subdivision Plat

Map 1



Map 2





# J&A GIBSON SUBDIVISION

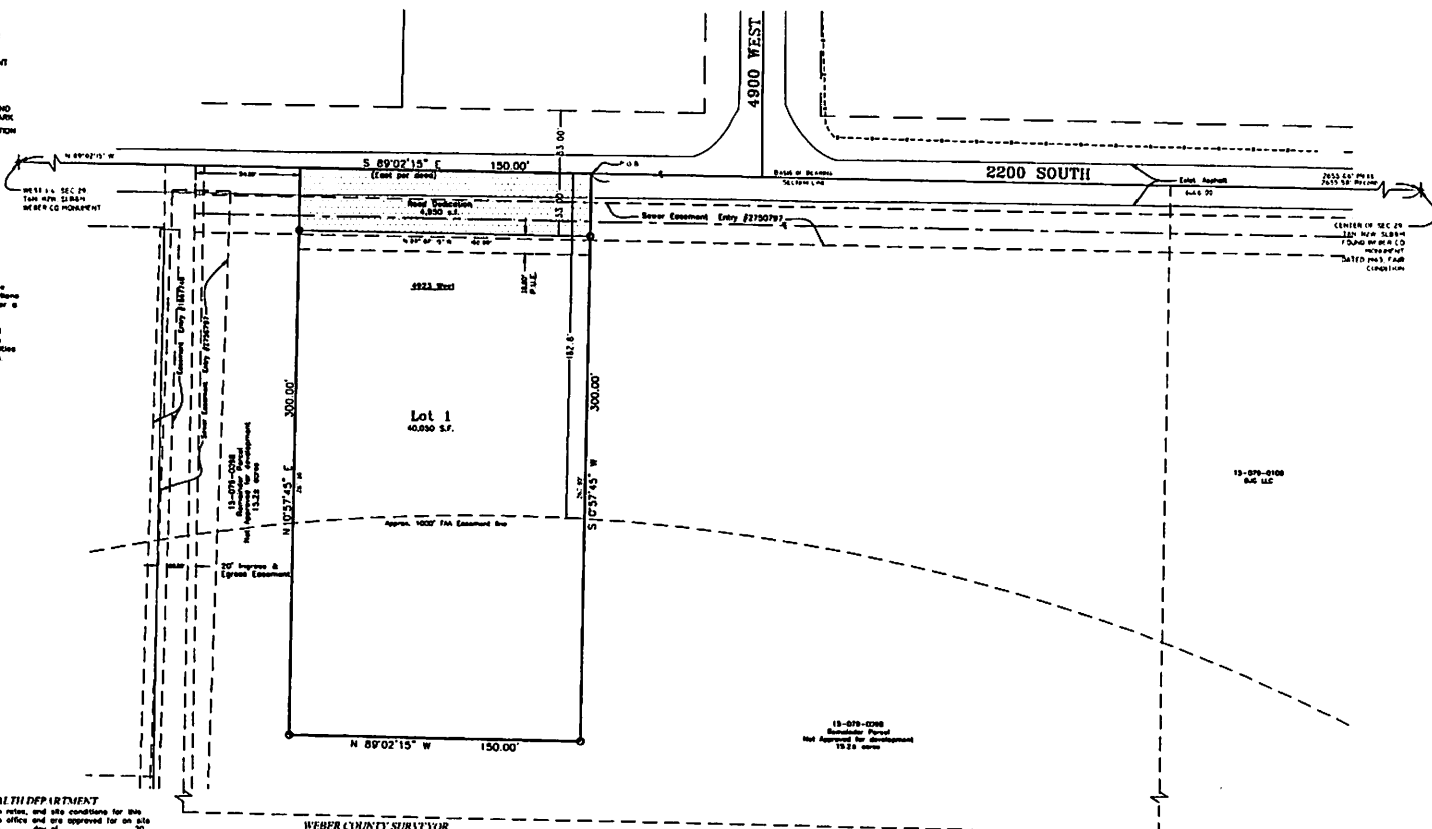
PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: MAY 2018



Scale - 1" = 30'  
0 30 60

### Legend

- EXISTING FENCE
- - - - - EASEMENTS
- STREET CENTERLINE
- ◆ FMO SECTION CORNER
- FMO STREET MONUMENT
- FMO CURB NAIL
- FMO REBAR AND CAP
- SET 1/4" REBAR AND CAP STAMPED LANDMARK
- ROAD/STREET DEDICATION



NOTE:  
1. Agriculture is the preferred use in the agricultural zone. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no other agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of the subdivision. (Am. Ord. Sec. 108-1-6(b)(5))

**OWNER'S DECLARATION**  
We the undersigned owners of the herein described tract of land do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract J&A GIBSON SUBDIVISION.  
We hereby dedicate to the governing entity for the purpose of public use of those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility easements to be authorized by the governing entity.  
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and land maintenance easement(s), the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.  
We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

**Trust Acknowledgment**  
IN WITNESS WHEREOF, said JOHN & AMY GIBSON FAMILY TRUST has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

JOHN GIBSON )  
AMY GIBSON )  
STATE OF UTAH )  
COUNTY OF WEBER ) SS  
On the date first above written personally appeared before me the above named signers, residing at \_\_\_\_\_ who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and that said signers [is/are] acknowledged to me upon [he/she/they] on trustee(s), executed the same in the name of the trust. IN WITNESS my hand and official stamp the date in the certificate first above written:  
Notary Public \_\_\_\_\_ Residing in \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A part of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, T.6N., R.2W., S.13E.  
Beginning at a point on the corner line of 2200 South West which is North 89°02'15" West along the corner line 150.00 feet from the northeast corner of said 29th Section, and running thence South 89°02'15" West 150 feet, thence South 89°02'15" West 150 feet, thence North 81°14'41" East 109.90 feet to and along the corner line, thence South 89°02'15" West along said corner line 150.00 feet to the point of beginning.  
Contains 40,000 sq. ft.

**NARRATIVE**  
The purpose of this survey is to create a 1 Lot subdivision from a larger parcel created by the County Deed Entry #199561 as shown in the Weber County Recorder's office. Said deed description was related 02/17/15 in a subdivision in which current Section Line bearings. The base of bearing of bearing in State Plane Grid Bearing between found monuments as shown.

**WEBER-MORGAN HEALTH DEPARTMENT**  
I hereby certify that the maps, specifications, notes, 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\_\_.

Director, Weber-Morgan Health Department  
**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, Weber County Planning Commission  
**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantees and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and are in force and effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signatures \_\_\_\_\_

**WEBER COUNTY SURVEYOR**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with laws and regulations as received in county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibility and/or liability associated therewith. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_  
**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, Weber County Commission \_\_\_\_\_  
Attest: \_\_\_\_\_  
Treasurer, Weber County Commission

**WEBER COUNTY ENGINEER**  
I hereby certify that the related public improvements standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 8008384-7201 in accordance with Title 36, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-25-17, setting measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all facts meet the current requirements of the Licensing Ordinance of the county.

Professional Land Surveyor  
TYLER D. KNIGHT  
8008384  
STATE OF UTAH

 4000 South 100 West, #17 West Haven, UT 84414 www.LandmarkSurveying.com 801-731-2021		Weber County Recorder Date of _____ Day of _____ Year of _____ 2018 Paid for record and recorded _____ at _____ In book _____ of official records, on page _____ County Recorder's Office in Salt Lake City, Utah
DEVELOPER: John Gibson Address: 4000 S 100 W, #17, West Haven, UT 84414 801-731-2021	Subdivision Plat SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian Developer: J&A GIBSON Surveyor: TYLER D. KNIGHT Date: MAY 2018	By Deputy _____



# 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 Falling Leaf Subdivision (2 lots).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Debbie Nicholls, owner

**File Number:** LVF 040116

### Property Information

**Approximate Address:** 3796 North 3900 West, Plain City UT

**Project Area:** 6.634 acres

**Zoning:** Agriculture (A-2) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 19-095-0001 and 19-009-0065

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

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Residential
<b>East:</b> Agriculture	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RK

## 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)

## Background

The applicant is requesting approval of a subdivision amendment Falling Leaf Subdivision (2 lots), located at approximately 3796 North 3900 West in the A-2 Zone. The proposed 6.634acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot lines and creating two lots, one of which has an existing home. The common lot line separating the two lots is being adjusted so that applicable setback standards are met.

Culinary water will be provided by Bona Vista Water and wastewater will be controlled by individual septic systems. 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 "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Fire District
- Requirements of the Weber County Surveyors Department

## **Administrative Approval**

Administrative final approval of Falling Leaf 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, June 1, 2016.

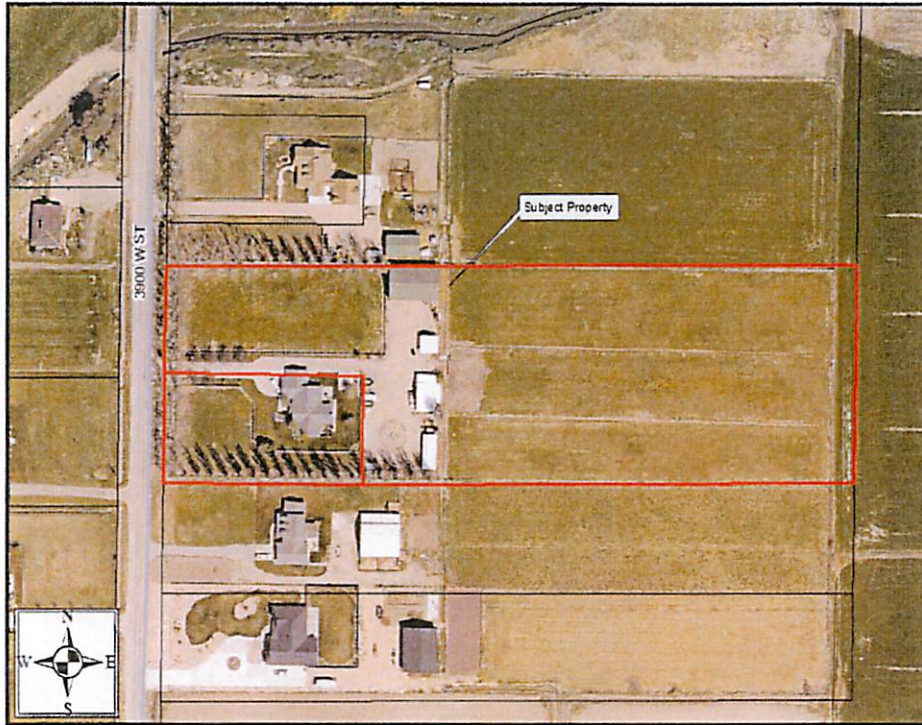
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Rick Grover  
Weber County Planning Director

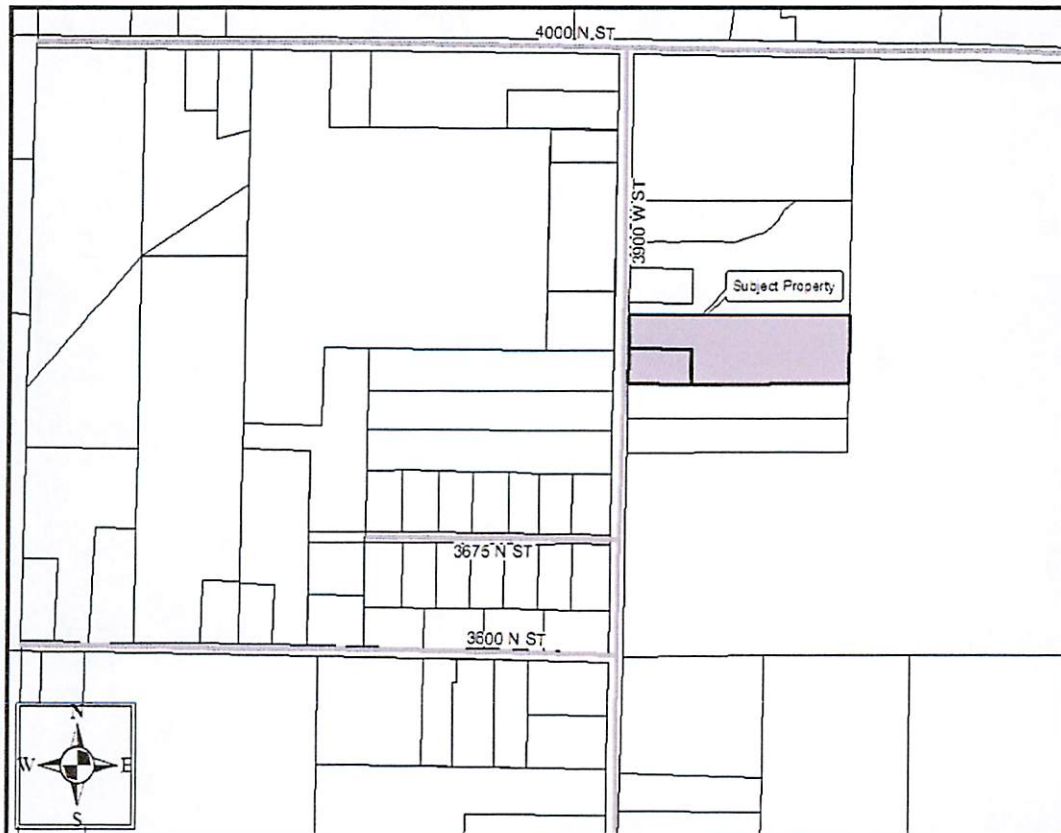
## **Exhibits**

- A. Subdivision Plat

Map 1



Map 2





**OWNERS DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS ON THE PLAN AND HAVE SAID TRACT \_\_\_\_\_ FEET, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESCRIBED AS SETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESCRIBED ON THE PLAN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL MAINTENANCE OF PUBLIC DRAINAGE CHANNELS IN THEIR NATURAL STATE IN ACCORDANCE IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNMENTAL AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 Townships 7 North, Range 2 West, S.L.B. & M.  
 Weber County Surveyors Brass Cap.

**ACKNOWLEDGEMENT**

STATE OF UTAH \_\_\_\_\_  
 COUNTY OF WEBER \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_  
 SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND BY MY OPINION THEY COMPLY WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 SIGNATURE \_\_\_\_\_

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND CONDITIONS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 SIGNATURE \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC USES AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREIN ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 TITLE \_\_\_\_\_  
 CHAIRMAN, WEBER COUNTY COMMISSION ATTEST

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION \_\_\_\_\_

**WEBER COUNTY SURVEYOR**

I 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 RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 COUNTY SURVEYOR \_\_\_\_\_

**WEBER-MORGAN HEALTH DEPARTMENT**

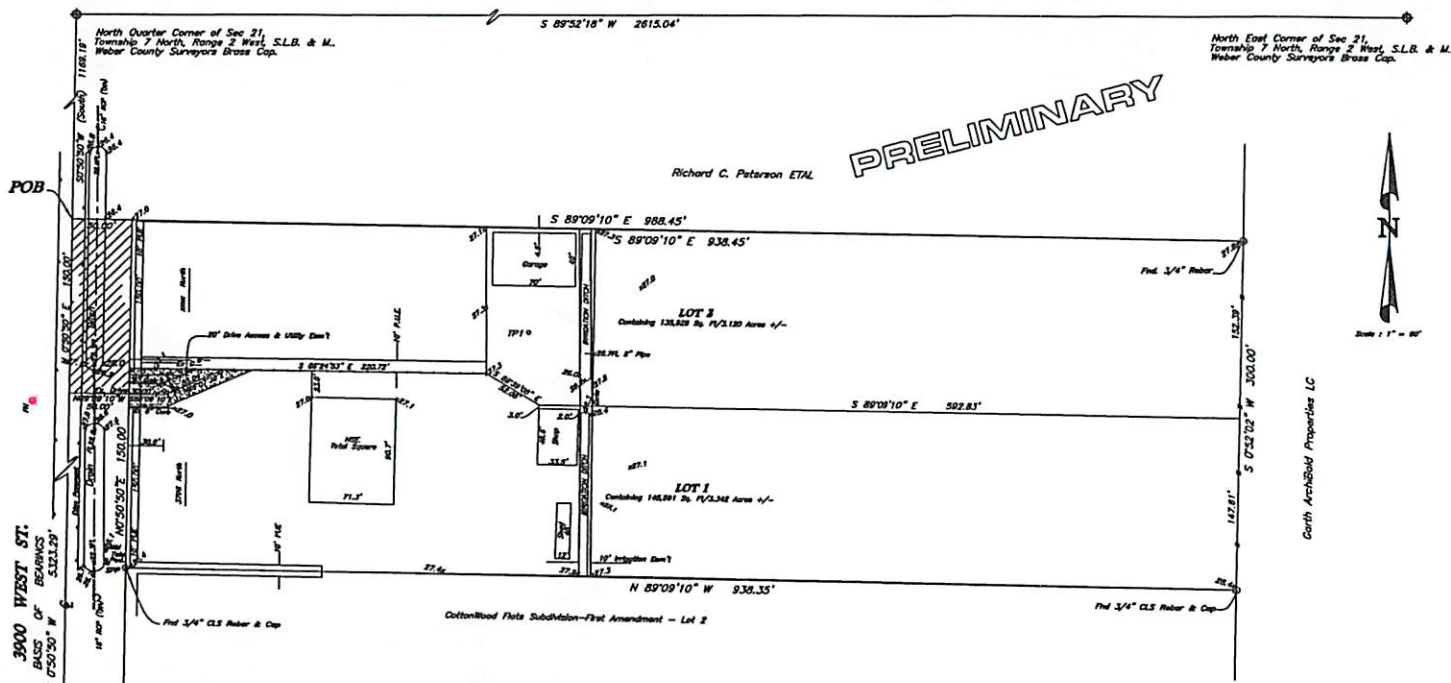
I HEREBY CERTIFY THAT THE SOILS PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT \_\_\_\_\_

**C.L.S. Inc.**  
 810 CANYON ROAD  
 OGDEN, UTAH 84406  
 Ph. (801) 392-4325 E-mail cels@clssurveying.net  
 DEVELOPER: WIL & DEBORAH NICHOLLS  
 3798 North 3000 Road  
 Ogden, Utah 84401 801-458-7728

**Falling Leaf**  
 PART OF NE QUARTER OF SECTION 21,  
 TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. & M.  
 WEBER COUNTY, UTAH  
 31 Jan, 2018

**NOTE:**

SOME SYMBOLS DO NOT APPEAR WHEN DWG. FILE IS CONVERTED TO A PDF  
 SEE ORIGINAL DRAWING



**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SECTION LINE SOUTH 0°30'50" West 1189.19 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION AND RUNNING THENCE SOUTH 89°09'10" EAST 888.45 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 0°32'02" WEST ALONG SAID FENCE 300.00 FEET; THENCE NORTH 89°09'10" WEST 838.35 FEET MORE OR LESS TO THE EASTERN LINE OF 3000 WEST STREET, THENCE NORTH 0°30'50" EAST 150.00 FEET ALONG SAID ROAD, THENCE NORTH 89°09'10" WEST 50.00 FEET MORE OR LESS TO THE QUARTER SECTION LINE; THENCE NORTH 0°30'50" EAST 150.00 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 289,020 Sq. Ft./6.634 Acres, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, CYNTHIA L. SEDRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7511(170143) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND FURTHER CERTIFY THAT ALL LOTS IN "Falling Leaf" HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. SEDRUFF P.L.S. 7511(170143)

**PERC TABLE**

PERC TEST	DEPTH	PERC RATE	SOIL EVALUATION
1/1			SOIL CLASSIFICATION COTTONWOOD FLATS SUB. and AMENDMENTS

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF "COTTONWOOD FLATS SUBDIVISION", LOT 1, AND COMBINE PROPERTY ON ITS NORTHERN BOUNDARY IN ORDER TO MAKE A 2 LOT SUBDIVISION FOR WIL D NICHOLLS and DEBORAH NICHOLLS. BASIS OF BEARINGS IS STATE PLANE GRID, BASED ON WEBER COUNTY SURVEYORS MODIFIED STATE PLANE GRID SYSTEM. BASIS BEARS S.0°30'50"W ALONG THE QUARTER SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, AS MONUMENTED BY WEBER COUNTY SURVEYOR'S BRASS CAP MONUMENTS.

**LEGEND:**

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAN.
- NO PARENTHESES IS MEASURED DISTANCE OR BEARING TO POINT OR DEED BEARING TO STATE PLANE GRID BEARING.
- SET 3/4" REBAR (4x4/8") & CALK. CAP.
- STREET DEDICATION - 7,500 Sq. Ft.
- SP ERODE PREVENTION
- SW SECONDARY WATER
- TELEPHONE
- EB ELECTRICAL BOX
- SPW SERVICE POWER POLE
- SM WC-2 Rebarbed 4x2x8x8
- PL PROPERTY LINE
- EW EXISTING FENCE
- EW EXISTING DIRT
- PP PROPOSED POWER
- PPW PROPOSED WATER

**COUNTY RECORDER**

ENTRY No. _____	FEE PAID _____
FILED FOR RECORD AND RECORDED _____	
IN BOOK _____	PAGE _____
OF OFFICIAL RECORDS _____	RECORDED FOR _____
COUNTY RECORDER _____	
BY _____	





# 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 Shoo-Fly Ranch Subdivision 1st Amendment (1 lot).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Shane Thorson, owner

**File Number:** LVS 041416

### Property Information

**Approximate Address:** 6678 West 1900 North, Warren UT

**Project Area:** 1.52 acres

**Zoning:** Agriculture (A-2) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 19-144-0001

**Township, Range, Section:** T7N, R2W, Section 36

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Agriculture
<b>East:</b> Agriculture	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RK

## 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)

## Background

The applicant is requesting approval of a subdivision amendment Shoo-Fly Ranch Subdivision 1st Amendment (1 lot), located at approximately 6678 West 1900 North in the A-2 Zone. The proposed 1.52 acre subdivision meets the 40,000 square foot lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line by adding 0.5 acres to the rear of the lot. This will allow area for a detached garage. This lot already has an area greater than 20,000 square feet at an elevation higher than 4218 feet where the home is located. All human habited structures are to be built at this elevation. Any other out buildings for storage may be below this elevation.

Culinary water will be provided by Warren / West Warren Water and wastewater will be controlled by individual septic systems. 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 one (1) lot and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which

warrant its submittal to the planning commission.” 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 Fire District
- Requirements of the Weber County Surveyors Department

### **Administrative Approval**

Administrative final approval of Shoo-Fly Ranch 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, June 1, 2016.

---

Rick Grover  
Weber County Planning Director

### **Exhibits**

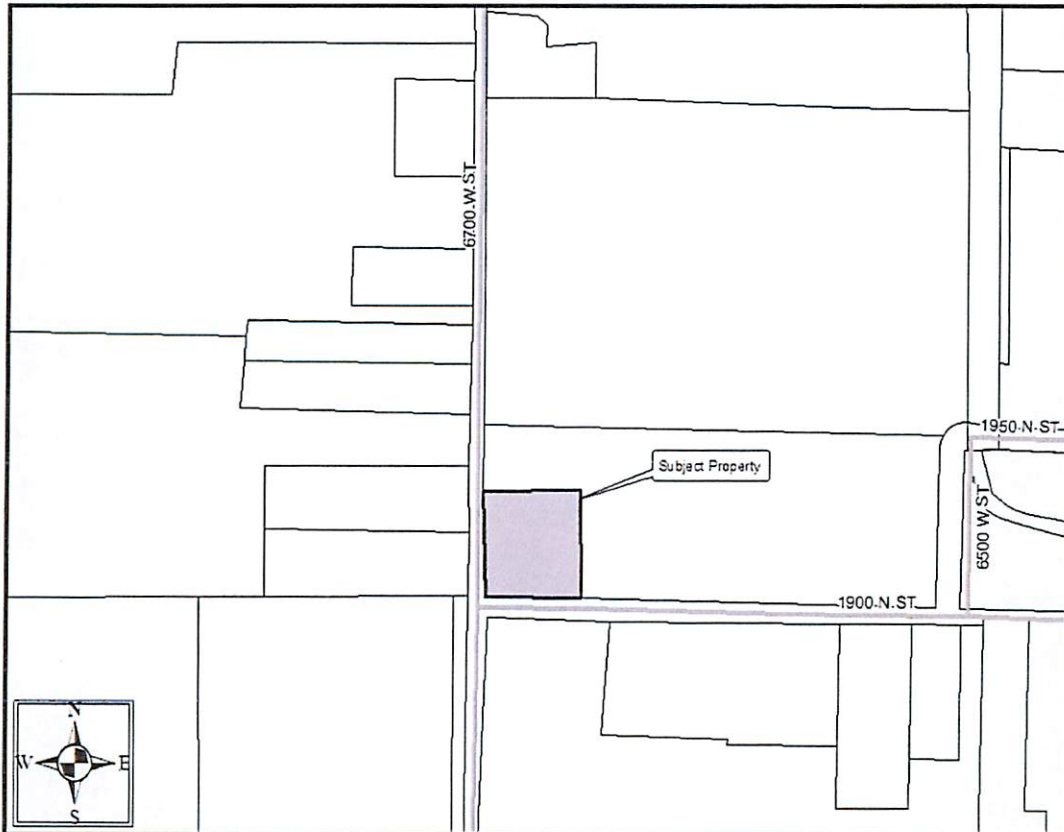
- A. Subdivision Plat



Map 1



Map 2





**SHOO-FLY RANCH SUBDIVISION AMENDED**  
**WEBER COUNTY, UTAH**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN  
 April 05, 2016

**NARRATIVE:**

Boundary Consultants was retained by Shane Thorson to survey the subject parcel and re-entrance the corner thereon. This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by 2003 Model CORSIS 128 8 height 4163.41 feet calibrated to the record (Plot) bearings and distances of the South and West Quarter Section Lines of Section 36. With horizontal residuals of 0.034' at the Southwest Section Corner, 0.024' at the South Quarter Corner and 0.024' at the West Quarter Corner. Basis of Bearing for this survey is North 00°07'27" West 2615.45' (Measured) coincident with the west line of the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian. The purpose of this survey is to adjust the mutual boundary between Lot 1, Shoo-Fly Ranch Subdivision and the surrounding "Hales" parcel which is the root parcel to said subdivision parcel.

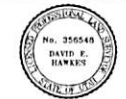
**SURVEYORS CERTIFICATE**

I, David E. Hokee, certify that I am a Professional Land Surveyor holding license number 256548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-25-11 and that I have verified all measurements and have placed monuments as shown hereon. I further certify that all of lots meet frontage, width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

A parcel of land lying and situate in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, being a part of Lot 1 of the root survey of said Section 36, comprising 1.52 acres, the 1100 acre parcel of land contained in Lot 1, Shoo-Fly Ranch Subdivision (Entry 1710823, Book 52, Page 39 of the Weber County Records) and a 0.52 acre portion of that particular remainder parcel of land owned in fee by the Gary & Carolyn Hales Family Trust, described in that certain Out Claim Deed recorded as Entry #2639780 of the Weber County Records, Basis of Bearing for subject parcel being North 00°07'27" West 2615.45 feet coincident with the west line of the Southwest Quarter of said Section 36. Subject parcel being more particularly described as follows:

Commencing at the 1963 Weber County brass cap monument monumentizing the Southwest Corner of said Section 36, thence North 00°07'27" West 31.97 feet coincident with the west line of said Southwest Quarter Section; thence North 89°52'13" East 50.00 feet to the TRUE POINT OF BEGINNING. Thence the following three (3) courses coincident with the east right of way line of 4700 West Street 1) North 00°07'27" West 208.76 feet to a number 5 rebar and red plastic cap stamped "CLS"; 2) North 88°56'04" West 17.00 feet; 3) North 00°07'27" West 100.02 feet to a number 5 rebar and yellow plastic cap stamped "FLS 356548"; thence South 89°56'04" East 225.12 feet to a number 5 rebar and yellow plastic cap stamped "FLS 356548"; thence South 00°07'27" East 306.78 feet coincident with the east boundary of said Lot 1, Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and yellow plastic cap stamped "FLS 356548"; thence North 89°56'04" West 208.72 feet coincident with the north right of way line of 1900 North Street to the point of beginning.



**OWNERS DEDICATION**

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into one lot and street as shown on this plat and name said tract SHOO-FLY RANCH SUBDIVISION AMENDED, and hereby dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County, Utah certain strips or easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Weber County, in a lease as hereunto set our signature.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Shane R. Thorson

Johanna L. Thorson

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 COUNTY OF WEBER }

On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, Shane R. Thorson and Johanna L. Thorson, Husband & Wife, two (2) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public: \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**WEBER-MORGAN HEALTH DEPARTMENT APPROVAL**

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and approved for on-site waste water disposal systems.

the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Director, Weber-Morgan Health Department

**WEBER COUNTY RECORDER**

ENTRY NUMBER \_\_\_\_\_  
 FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS.  
 DEPUTY COUNTY RECORDER \_\_\_\_\_

**REMAINDER PARCEL**  
**GARY and CAROLYN HALES FAMILY TRUST**  
 ENTRY 2838780

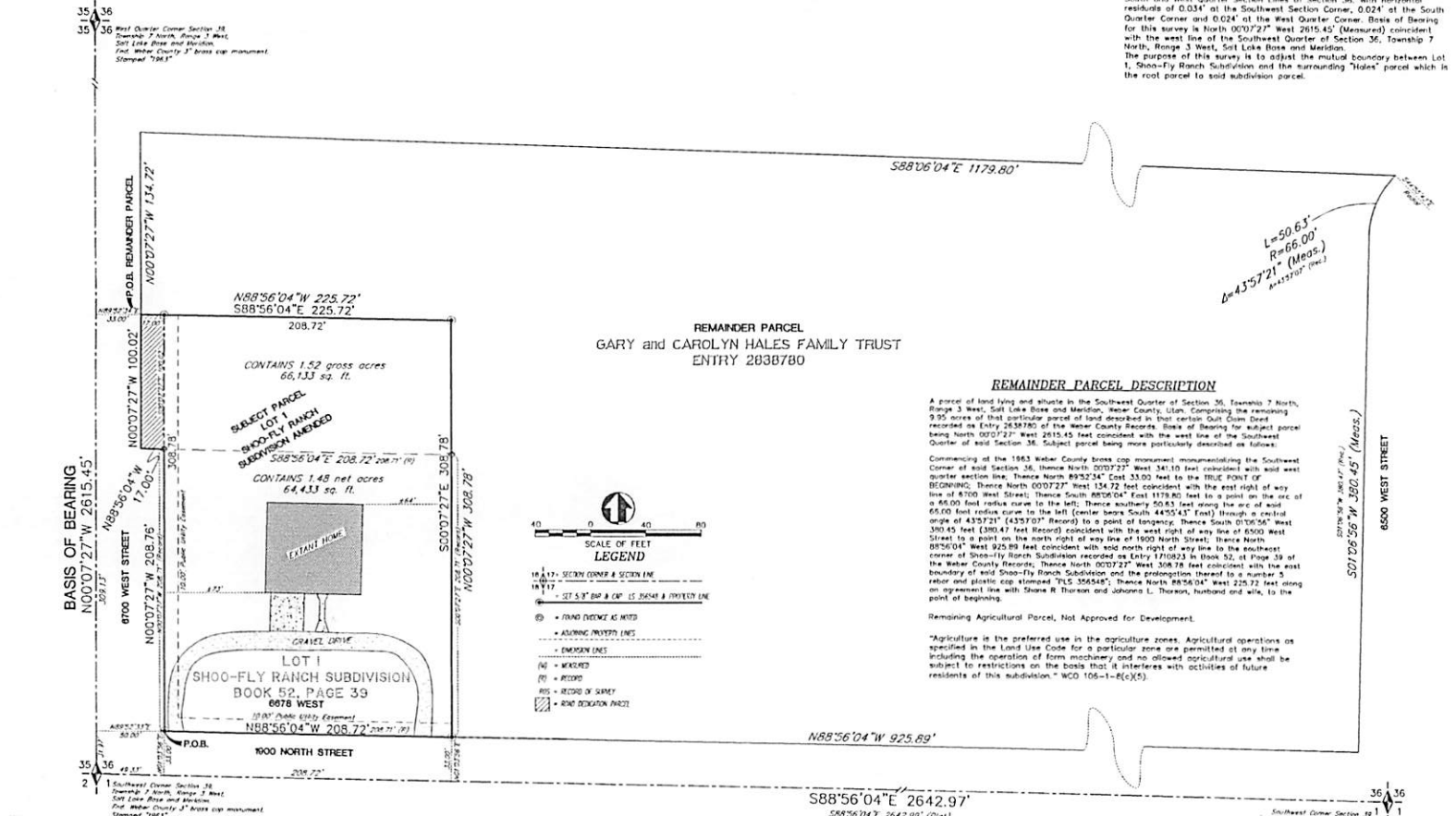
**REMAINDER PARCEL DESCRIPTION**

A parcel of land lying and situate in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah, comprising the remaining 9.90 acres of that particular parcel of land described in that certain Out Claim Deed recorded as Entry 2639780 of the Weber County Records. Basis of Bearing for subject parcel being North 00°07'27" West 2615.45 feet coincident with the west line of the Southwest Quarter of said Section 36. Subject parcel being more particularly described as follows:

Commencing at the 1963 Weber County brass cap monument monumentizing the Southwest Corner of said Section 36, thence North 00°07'27" West 341.00 feet coincident with said west quarter section line, thence North 89°52'14" East 33.00 feet to the TRUE POINT OF BEGINNING, thence North 00°07'27" West 134.72 feet coincident with the east right of way line of 8700 West Street; thence South 89°56'04" East 1179.80 feet to a point on the arc of a 65.00 foot radius curve to the left; thence southerly 506.83 feet along the arc of said 65.00 foot radius curve to the left (center bears South 44°55'43" East) through a central angle of 43°57'21" (43°57'07" Record) to a point of tangency, thence South 01°56'04" West 380.45 feet (380.47 feet Record) coincident with the west right of way line of 8500 West Street to a point on the north right of way line of 1900 North Street; thence North 89°56'04" West 925.89 feet coincident with said north right of way line to the southeast corner of Shoo-Fly Ranch Subdivision recorded as Entry 1710823 in Book 52, of Page 39 of the Weber County Records, thence North 00°07'27" West 306.78 feet coincident with the east boundary of said Shoo-Fly Ranch Subdivision and the prolongation thereof to a number 5 rebar and plastic cap stamped "FLS 356548"; thence North 88°56'04" West 225.72 feet along an agreement line with Shane R. Thorson and Johanna L. Thorson, husband and wife, to the point of beginning.

Remaining Agricultural Parcel, Not Approved for Development.

\*Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-6(c)(5).



**PREPARED BY:**  
**Boundary Consultants**  
 Professional Land Surveyors  
 1295 North 1700 West Farr West, Utah  
 801-782-1569 801-690-7159 FAX  
 dave@boundaryconsultants.biz  
 EDR:  
 SHANE THORSON 801-624-8208  
 1900 North 6678 West  
 Ogden, Utah 84404

**WEBER COUNTY ATTORNEY**  
 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 \_\_\_\_\_, 2016.  
 Signature \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner dots, and for harmony with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Signature \_\_\_\_\_

**WEBER COUNTY ENGINEER**  
 I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Signature \_\_\_\_\_

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Chairman, Weber County Planning Commission  
 Signature \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
 This is to certify that this subdivision 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Chairman, Weber County Commission  
 Attest: \_\_\_\_\_  
 Title \_\_\_\_\_



# 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 Mountain Prime Subdivision 1st Amendment (2 lots), and approval of an access exception (03-2016) access other than across the front lot line.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Jon Nolan, owner

**File Number:** UVM 041416

### Property Information

**Approximate Address:** 10360 East Hwy 39, Huntsville UT

**Project Area:** 10.00 acres

**Zoning:** Forest (F-5) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 21-113-0001 and 21-113-0002

**Township, Range, Section:** T6N, R2E, Section 14

### Adjacent Land Use

<b>North:</b> Forest	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of a subdivision amendment Mountain Prime Subdivision 1st Amendment (2 lots), and approval of an access exception (03-2016) access other than across the front lot line located at approximately 10360 East Hwy 39 in the F-5 Zone. The proposed 10.00 acre subdivision meets the 5 acre lot area and 300 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line between the two lots. As the lots front on Hwy 39 UDOT has allowed on one access for both lots. With the original subdivision a location and easements were created on the plat. As the property is on a hillside and a large irrigation ditch cross through the lots access to the desired buildable areas above the ditch would be steep and difficult. UDOT has agreed to a different location slightly further up the highway which would allow for access to occur above the ditch and at a desirable grade. As this new location is across only one front lot line, a request for an exception of the access location for Lot 4 is being made. The new location also aligns with 10450 East

Culinary water is provided by private wells and wastewater is controlled by individual septic systems. 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 "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Fire District
- Requirements of the Weber County Surveyors Department

### **Administrative Approval**

Administrative final approval of Mountain Prime Subdivision 1st Amendment and access exception (03-2016) access other than across the front lot line, 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, June 1, 2016.

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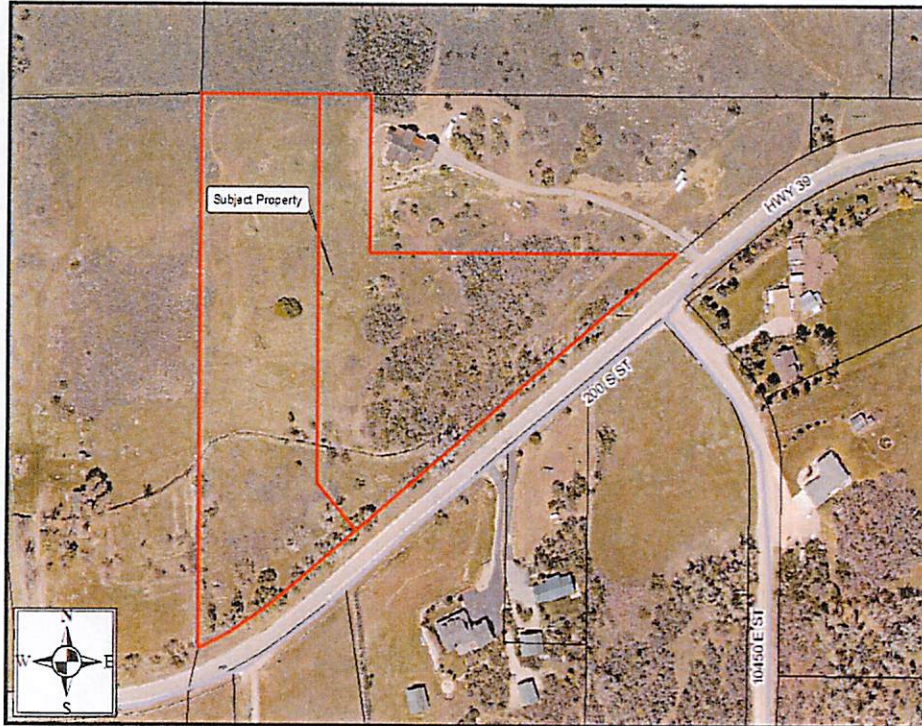
Rick Grover  
Weber County Planning Director

### **Exhibits**

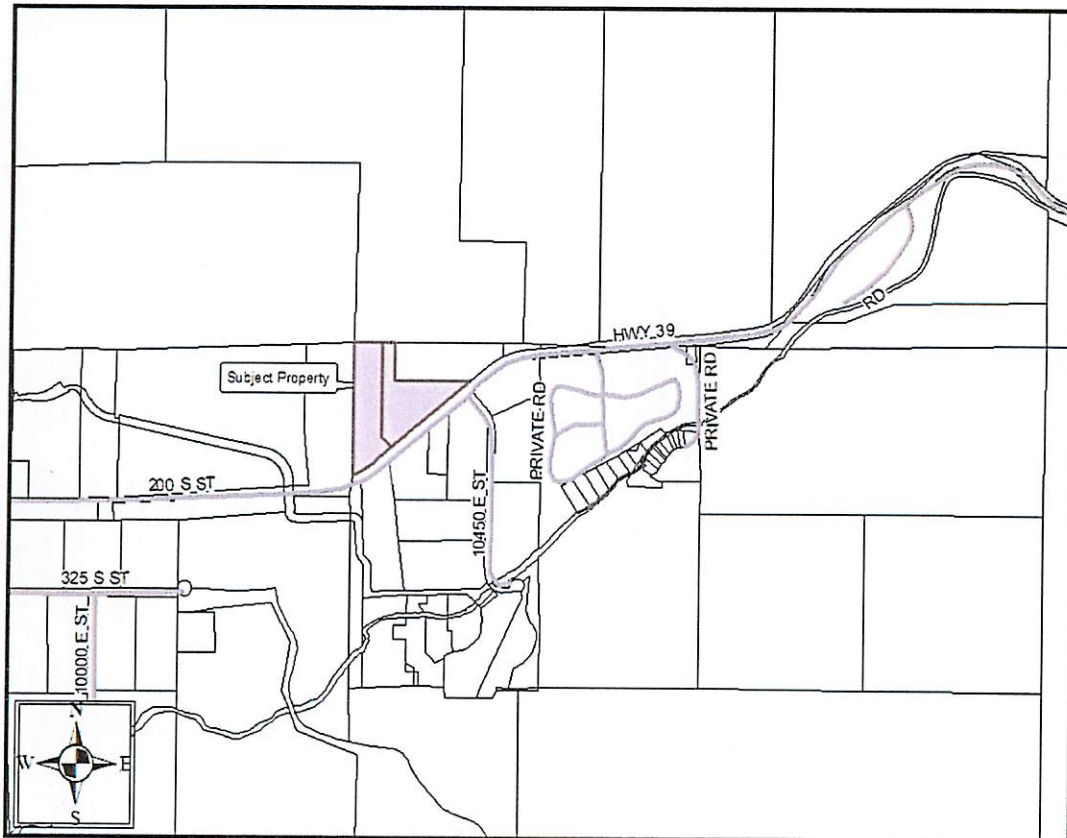
- A. Subdivision Plat



Map 1

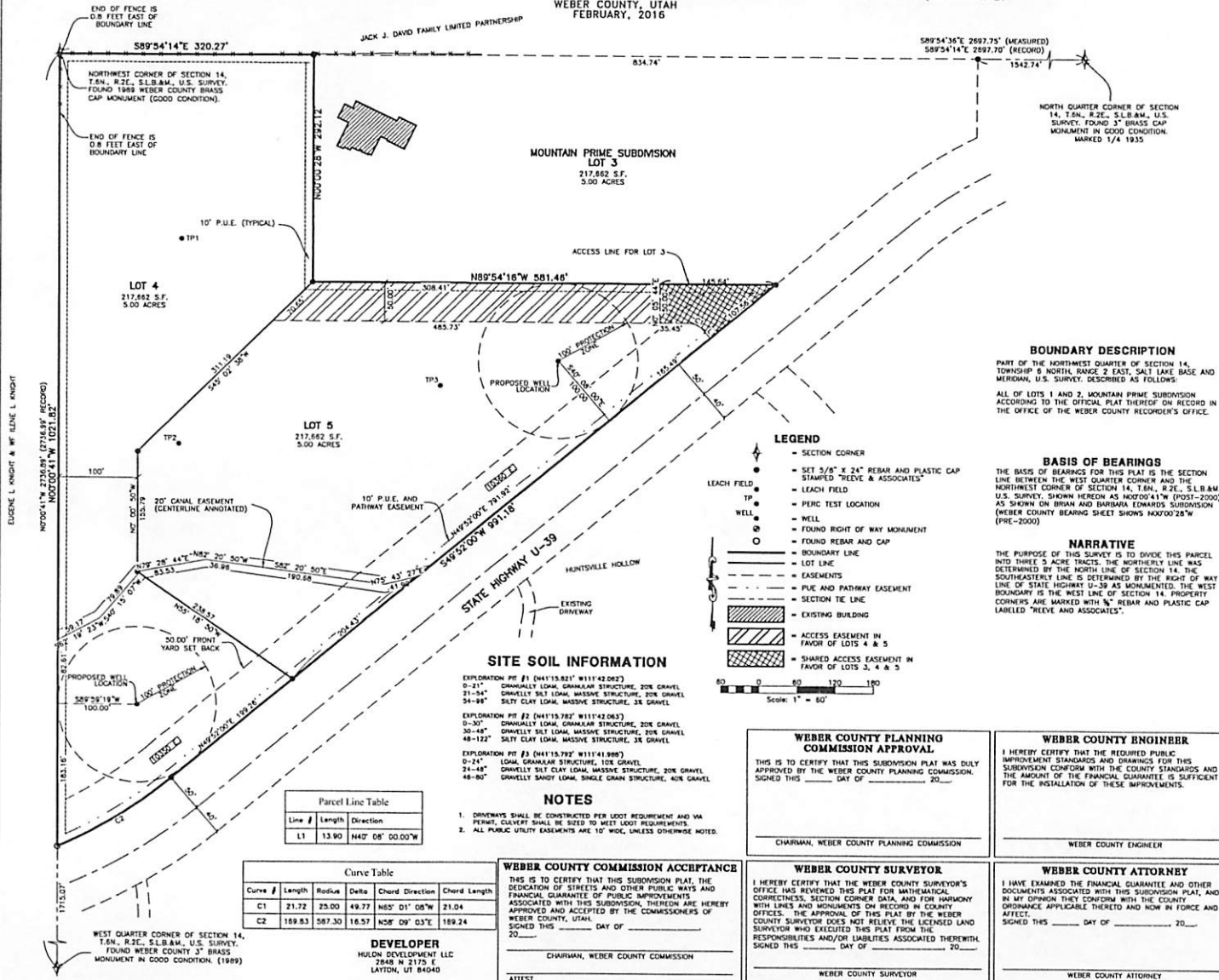


Map 2



# MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2016



### SITE SOIL INFORMATION

- EXPLORATION PIT #1 (N41°13.821' W111°42.082')
- 0-21" ORNAMENTAL LOAM, GRANULAR STRUCTURE, 20% GRAVEL
  - 21-34" DRINKLEY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
  - 34-98" SILTY CLAY LOAM, MASSIVE STRUCTURE, 3% GRAVEL
- EXPLORATION PIT #2 (N41°13.782' W111°42.083')
- 0-30" ORNAMENTAL LOAM, GRANULAR STRUCTURE, 20% GRAVEL
  - 30-48" DRINKLEY SILT LOAM, MASSIVE STRUCTURE, 20% GRAVEL
  - 48-122" SILTY CLAY LOAM, MASSIVE STRUCTURE, 3% GRAVEL
- EXPLORATION PIT #3 (N41°13.792' W111°41.989')
- 0-24" LOAM, GRANULAR STRUCTURE, 10% GRAVEL
  - 24-48" DRINKLEY SILT CLAY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
  - 48-80" DRINKLEY SANDY LOAM, SINGLE GRAIN STRUCTURE, 40% GRAVEL

### NOTES

- DRIVEWAYS SHALL BE CONSTRUCTED PER LOT REQUIREMENT AND VIA PERMIT. CURBS SHALL BE SIZED TO MEET LOT REQUIREMENTS.
- ALL PUBLIC UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.

**Parcel Line Table**

Line #	Length	Direction
L1	13.90	N44° 08' 00.00"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.72	25.00	49.77	N85° 01' 08"W	21.04
C2	159.83	587.30	16.57	N58° 09' 03"E	189.24

**DEVELOPER**  
HELDON DEVELOPMENT LLC  
2848 N 2175 E  
LATTION, UT 84040

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION 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\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**  
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.  
WEBER COUNTY ENGINEER

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 \_\_\_\_\_ 20\_\_\_\_  
WEBER COUNTY SURVEYOR

**WEBER COUNTY ATTORNEY**  
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\_\_\_\_  
WEBER COUNTY ATTORNEY

**BOUNDARY DESCRIPTION**  
PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
ALL OF LOTS 1 AND 2, MOUNTAIN PRIME SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION CORNER IN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, T.6N., R.2E., S.18.8M., U.S. SURVEY, SHOWN HEREON AS N40°00'41"W (POST-2000) AS SHOWN ON BRIAN AND BARBARA EDWARDS SUBDIVISION (WEBER COUNTY BEARING SHEET SHOWS N40°00'28"W (PRE-2000)).

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THIS PARCEL INTO THREE 3 ACRE TRACTS. THE NORTHERLY LINE WAS DETERMINED BY THE NORTH LINE OF SECTION 14, THE SOUTHEASTERLY LINE IS DETERMINED BY THE RIGHT OF WAY LINE OF STATE HIGHWAY U-39 AS MONUMENTED, THE WEST BOUNDARY IS THE WEST LINE OF SECTION 14. PROPERTY CORNERS ARE MARKED WITH 1/2" REBAR AND PLASTIC CAP LABELED "REEVE AND ASSOCIATES".

**SURVEYOR'S CERTIFICATE**  
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 26, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESCRIBED SOLE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REGULATIONS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
9031945  
UTAH LICENSE NUMBER TREVOR J HATCH

**OWNERS DEDICATION AND CERTIFICATION**  
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT. DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BARRIERS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE THE LANDS SHOWN HEREON AS AN ACCESS EASEMENT IN FAVOR OF LOTS 4 & 5 AS A PERPETUAL PRIVATE RIGHT OF WAY EASEMENT IN FAVOR OF THE OWNERS OF LOTS 4 & 5, THEIR HEIRS AND ASSIGNS IN PERPETUITY WITH RIGHTS OF INGRESS & EGRESS, SAID ACCESS TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF SAID LOTS, AND DO HEREBY DEDICATE THE LANDS SHOWN HEREON AS AN ACCESS EASEMENT IN FAVOR OF LOTS 3, 4, & 5 AS A PERPETUAL PRIVATE RIGHT OF WAY EASEMENT IN FAVOR OF THE OWNERS OF LOTS 3, 4, & 5, THEIR HEIRS AND ASSIGNS IN PERPETUITY WITH RIGHTS OF INGRESS & EGRESS, SAID ACCESS TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF SAID LOTS.

**Acknowledgment**  
STATE OF UTAH COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Acknowledgment**  
STATE OF UTAH COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Project Info.**  
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 2-23-16  
Name: MOUNTAIN PRIME SUBDIVISION 1ST AMENDMENT  
Number: 6677-01  
Revision: 2-23-16  
Scale: 1"=50'  
Checked: \_\_\_\_\_

**Reeve & Associates, Inc.**  
800 SHIMMER DRIVE, SUITE 100, ST. GEORGE, UTAH 84770  
TEL: (801) 841-7100 FAX: (801) 841-7108 www.reeveassoc.com

**WEBER-MORGAN HEALTH DEPARTMENT**  
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\_\_\_\_  
WEBER-MORGAN HEALTH DEPARTMENT

**Webster County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Webster County Recorder  
\_\_\_\_\_, Deputy





# 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 RY-KY Acres Subdivision 1st Amendment (2 lots).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Mary Wright, owner

**File Number:** UVR 042916

### Property Information

**Approximate Address:** 1002 North 7800 East, Huntsville UT

**Project Area:** 9.58 acres

**Zoning:** Agricultural Valley 3 (AV-3) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 21-062-0003 and 21-062-0002

**Township, Range, Section:** T6N, R2E, Section 7

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of a subdivision amendment RY-KY Acres Subdivision 1st Amendment (2 lots), located at approximately 1002 North 7800 East in the AV-3 Zone. The proposed 9.58 acre subdivision meets the 3 acre lot area and 150 foot lot width requirements of this zone.

The purpose of this subdivision is to re-adjust the lot line between the two lots. Each lot has an existing residence. Setback standards will not be affected with this adjustment of the lot line.

Culinary water is provided by private wells and wastewater is controlled by individual septic systems. 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 "The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission." 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 Fire District
- Requirements of the Weber County Surveyors Department

## **Administrative Approval**

Administrative final approval of RY-KY Acres 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, June 1, 2016.

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Rick Grover  
Weber County Planning Director

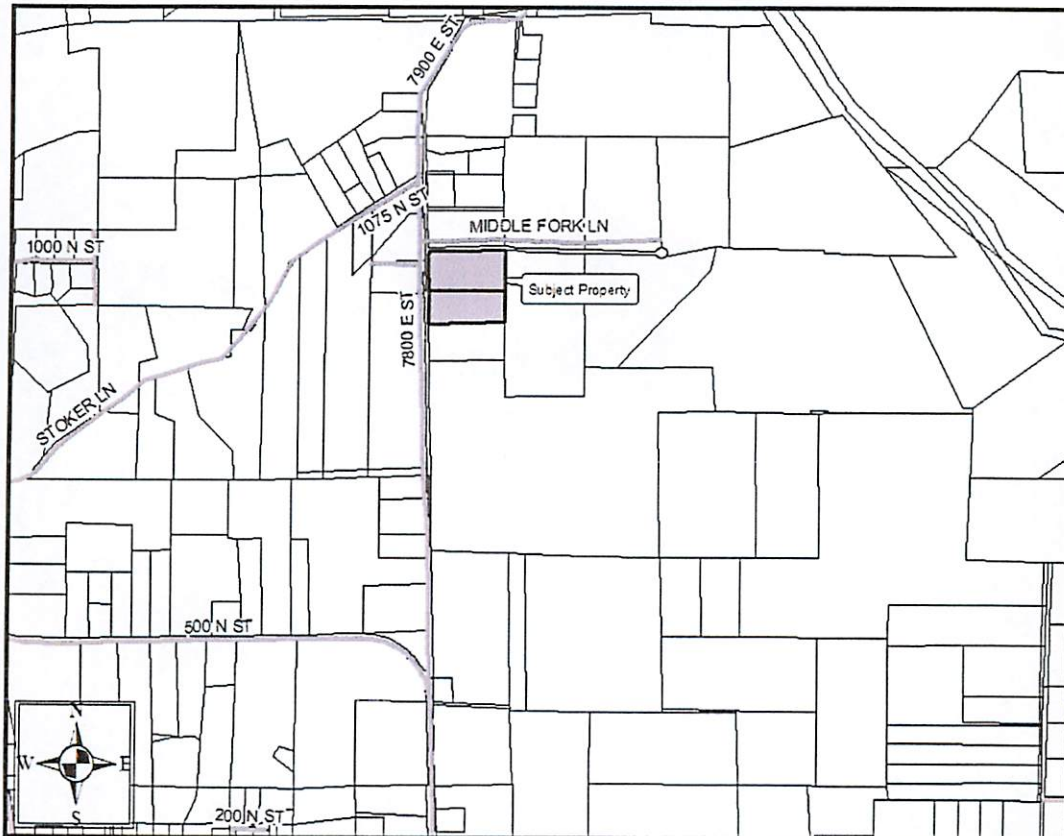
## **Exhibits**

- A. Subdivision Plat

Map 1



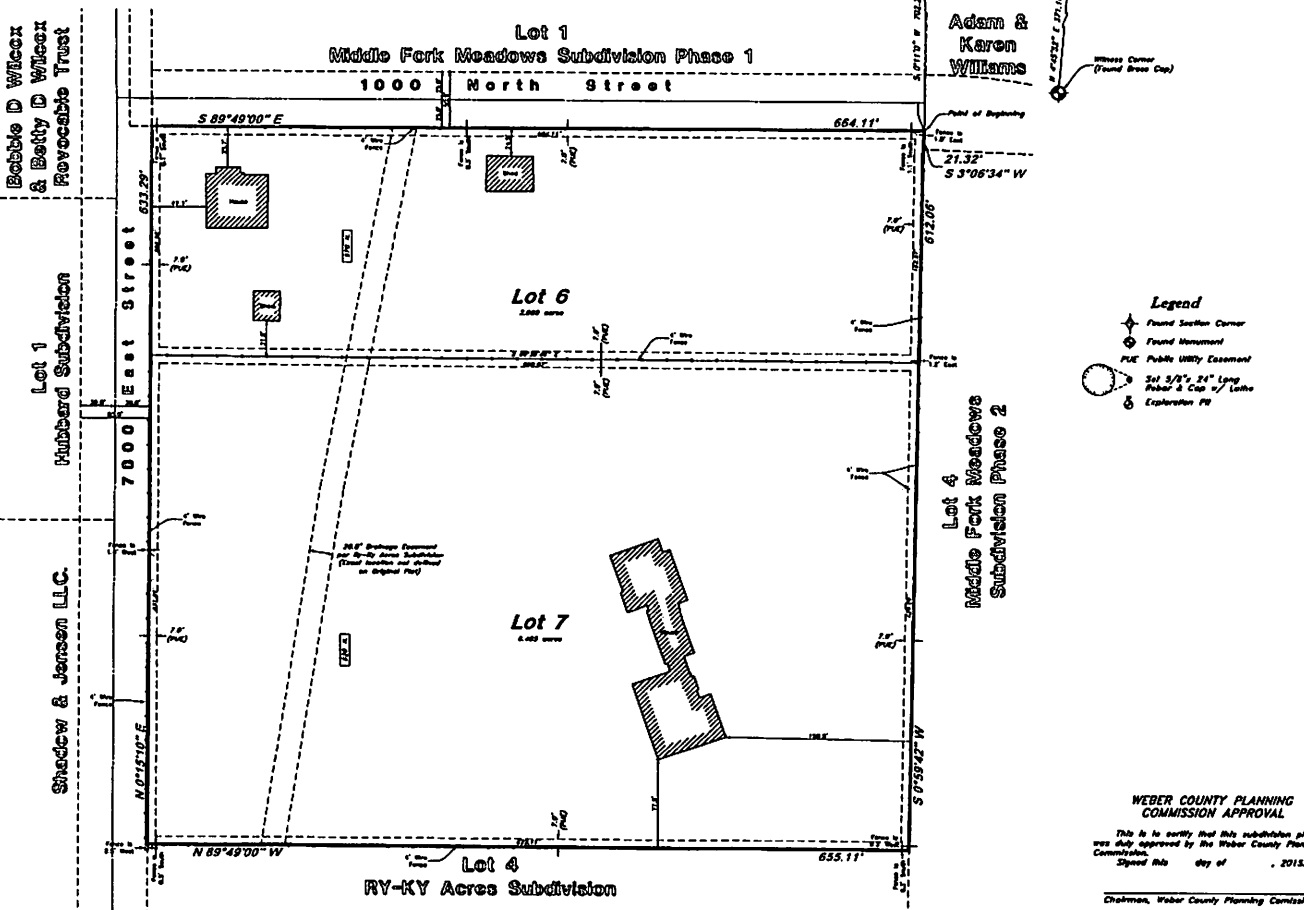
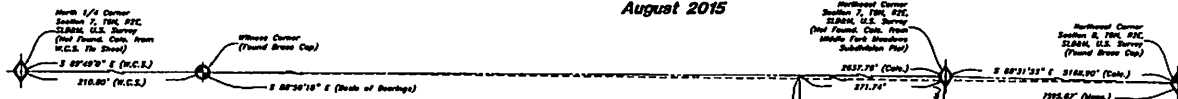
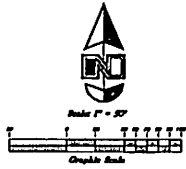
Map 2





# Ry-Ky Acres Subdivision - 1st Amendment

A part of the Northeast 1/4 of Section 7, T6N, R2E, S18&M, U.S. Survey  
Weber County, Utah  
August 2015



**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 21, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Sections 17-23-17 and that I have verified all measurements against known fixed monuments. The plat of Ry-Ky Acres Subdivision - 1st Amendment in Weber County, Utah, and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

6242920  
License No. Andy Hubbard

**BOUNDARY DESCRIPTION**

All of Lots 2 and 3, Ry-Ky Acres Subdivision, being a part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.

Beginning at the Southeast corner of Lot 1, Middle Fork Meadows Subdivision, being on the South line of 1000 North Street, and being 271.74 feet North 89°49'00" West along the Section line and 702.23 feet South 0°11'00" West from the North Quarter Corner of said Section 7, and running thence Southwesterly line (2) across along the East line of said Ry-Ky Acres Subdivision as follows: (1) South 3°06'34" West 21.32 feet; and (2) South 0°29'42" West 812.06 feet to the Northwest corner of Lot 4, said Ry-Ky Acres Subdivision; thence North 89°49'00" West 633.11 feet along the North line of said Lot 4 to the Northwest corner thereof; being the Eastern line of 7800 East Street; thence North 0°15'10" East 633.29 feet along said Eastern line to said South line of 1000 North Street; being the Southwest corner of said Lot 1, Middle Fork Meadows Subdivision; thence South 89°49'00" East 664.11 feet along the South line of said Lot 1, being said South line of 1000 North Street to the point of beginning.

Contains: 9.264 acres

**OWNER'S DEDICATION**

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and mean said tract Wright Ry-Ky Acres Subdivision - 1st Amendment and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as 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 Weber County.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Matthew Wright - Owner  
Jeffery C. Gray  
Pamela J. Gray

**ACKNOWLEDGMENT**

State of Utah  
County of Weber | \*\*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Notary Public commissioned in Utah

**ACKNOWLEDGMENT**

State of Utah  
County of Weber | \*\*

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Notary Public commissioned in Utah

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Chairman, Weber County Planning Commission

**NARRATIVE**

This survey and subdivision plat were requested by Mrs. Mary Wright for the purpose of Amending the line between Lots 2 and 3, Ry-Ky Acres Subdivision.

Contents of 7800 East Street was established by Ry-Ky Acres Subdivision.

A Brass Cap Monument was found for the Northwest Corner of Section 6, and Brass Cap Witness Monuments were found for the North Quarter and Northeast Corner of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

A line bearing South 89°26'16" East between the Brass Cap Witness Monument for the North Quarter Corner of Section 7 and the Brass Cap Monument for the Northwest Corner of Section 8, was used as the South 89°49'00" East between the Brass Cap Witness Monument for the Northwest Corner of Section 7, and the Brass Cap Monument for the Northwest Corner of Section 8.

**DEVELOPER INFORMATION**

Mary Wright  
1002 N. 7800 E.  
Huntsville, UT 84317  
(914) 443-1488

**WEBER COUNTY ENGINEER**

I hereby certify that the required public improvements identified and shown on this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

\_\_\_\_\_  
Weber County Engineer

**WEBER COUNTY COMMISSION ACCEPTANCE**

This is to certify that this subdivision plat, the dedication of streets and other public uses and financial guarantees of public improvements associated with this subdivision, herein are hereby approved and accepted by the commissioners of Weber County, Utah.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Chairman, Weber County Commission

**WEBER COUNTY SURVEYOR**

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for conformity with laws and ordinances in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Weber County Surveyor

**WEBER COUNTY ATTORNEY**

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 are in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Weber County Attorney

**WEBER-MORGAN HEALTH DEPARTMENT**

I hereby certify that the wells, purification 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Weber County Surveyor

<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. _____	FILE NO. _____
RECORDED _____	INDEXED _____
RETURNED _____	RETURNED _____
WEBER COUNTY RECORDER	
BY: _____	





# 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 The Summit at Ski Lake Subdivision No. 11 – 1st Amendment (Lot 55) (1 lot).  
**Type of Decision:** Administrative  
**Agenda Date:** Wednesday, June 01, 2016  
**Applicant:** Richard Zollinger, owner  
**File Number:** UVS 030716

### Property Information

**Approximate Address:** 6785 East Via Cortina, Huntsville UT  
**Project Area:** 1.18 acres  
**Zoning:** Forest Valley (FV-3) Zone  
**Existing Land Use:** Forest  
**Proposed Land Use:** Residential  
**Parcel ID:** 20-136-0003  
**Township, Range, Section:** T6N, R1E, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Forest
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of a subdivision amendment The Summit at Ski Lake Subdivision No. 11 – 1st Amendment (Lot 55) (1 lot), located at approximately 6785 East Via Cortina in the FV-3 Zone. The proposed 1.18 acre lot within this subdivision meets the 3 acre lot area and 150 foot lot width requirements of this zone, through standards outlined in a previous agreement.

The purpose of this subdivision is to re-adjust the no access line from the South side of the lot to the north side. As the roadway ended in phase 11 at this lot access was only approved at that location. Subsequently through phases 12 and 13 the roadway was continued up the hill with a switchback and providing frontage on the south side. As the grade of the lot and some utilities are more easily accessible from this south side the applicant is requesting to exchange locations of the no access line. 106-2-4 (c) Lots having double frontage are “prohibited except where unusual conditions make other design undesirable.” In these circumstances a no access line has been required so that access to the lot is only from one side.

As this lot contains some slope and natural hazard concerns, a review (HSR 2016-03) was conducted. Modifications were required due to the site conditions (GSH Job # 2063-01N-16).

Culinary water and sewer service is provided by Lake View Water and Sewer District. 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 one (1) lot and no new streets are being created or realigned. The Land Use Code (Subdivisions) also states “The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission.” 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 Fire District
- Requirements of the Weber County Surveyors Department

## Administrative Approval

Administrative final approval of The Summit at Ski Lake Subdivision No. 11 – 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, June 1, 2016.

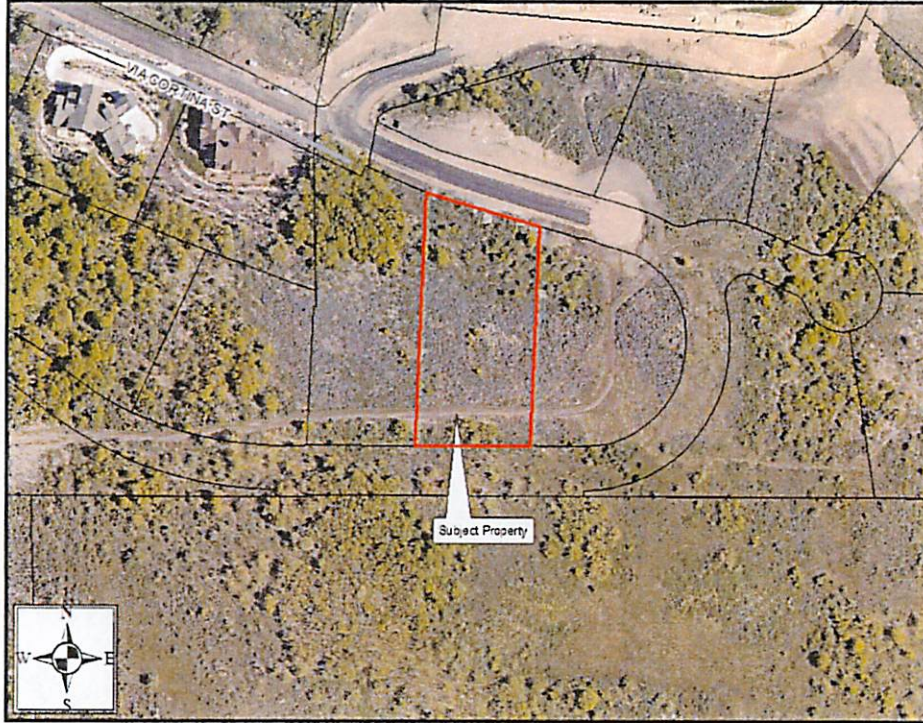
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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Subdivision Plat

Map 1



Map 2





# The Summit at Ski Lake No. 11 - 1st Amendment (Lot 55)

A part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey  
Huntsville City, Weber County, Utah  
April 2016

North 1/2 corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Stone County Survey Cap (1891) Found Centerline (of road surface)

1 87°32'37" E 2165.81' measured (Point of Beginning)

1 87°32'37" E 2165.81' measured (Point of Beginning)

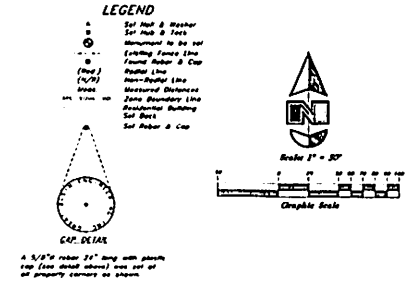
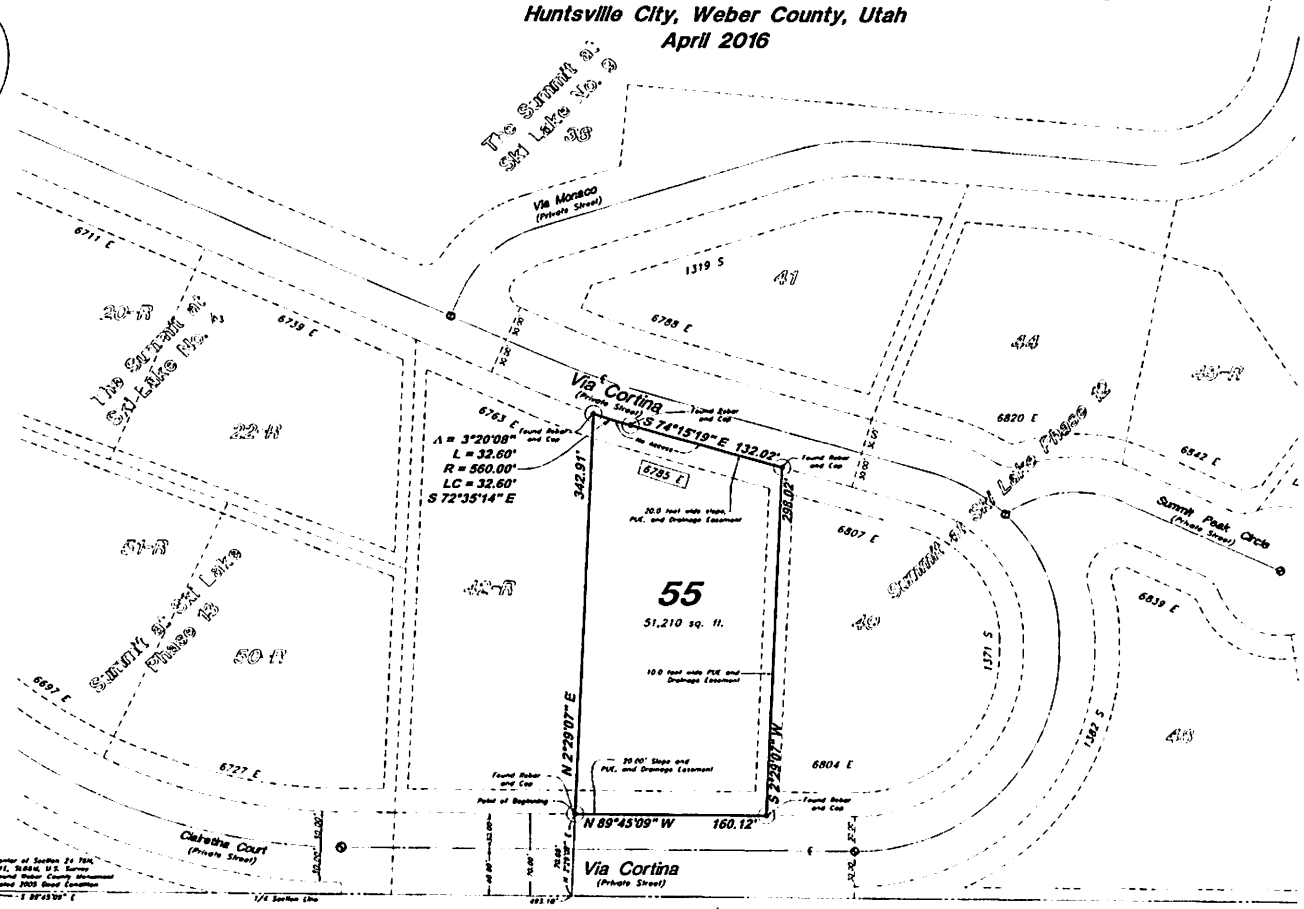
Northwest corner of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Stone County Survey Cap (1891) Found Centerline (of road surface)

1 87°32'37" E 2165.81' measured (Point of Beginning)

1 87°32'37" E 2165.81' measured (Point of Beginning)

Center of Section 24, T6N, R1E, SLB&M, U.S. Survey Found Stone County Survey Cap (1891) Found Centerline (of road surface)

1 87°32'37" E 2165.81' measured (Point of Beginning)



**OWNER'S DEDICATION**

I, the undersigned owner of the herein described tract of land, do hereby set apart and dedicate the same into lots and private streets as shown on this plat, and name said lots The Summit at Ski Lake No. 11 and do dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions on parts of said tract of land designated on said plat as Private Street (Private Right of Way) as access to the individual lots, to be maintained by The Summit at Ski Lake Owners Association, consisting of said owners, their grantees, successors, or assigns, and also grant and convey a perpetual right and easement over, upon and across this herein designated location of public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance and operation of public utility, water lines, storm drainage facilities for the perpetual preservation of water drainage channels in their natural state whenever it is practicable as may be authorized by the governing authority with no buildings or structures being erected within both easements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Richard Zollinger & w/ LeAnn Zollinger

**NARRATIVE**

At the request of Mr. Zollinger, owner and developer of The Summit at Ski Lake No. 11, we have prepared this to make the access to Lot 55 from the north side of Lot 54 to the South side of Lot 55.

The basis of bearing for this plat is S 87°32'37" E between the Stone Caps found at the Northwest corner and the North 1/2 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Meridian, U.S. Survey.

This Subdivision plat was requested by Mr. Richard Zollinger for the purpose of amending Lot 55.

**SURVEYOR'S CERTIFICATE**

I, Mark E. Bostom, a Licensed Professional Land Surveyor in the State of Utah, and State of Utah Certificate No. 16628 in accordance with Title 36 Chapter 22, Professional Engineers and Land Surveyors, Section 202-1 do hereby certify that the Summit at Ski Lake No. 11 - 1st Amendment (Lot 55) in Weber County, Utah has been correctly shown in the foregoing plat and is a true and correct representation of the following description of same included in said subdivision, based on data obtained from records in the Weber County Recorder's Office, and of a survey made and completed in accordance with Section 17-22-17, International Lot corner have been set as shown on this subdivision plat.

I am further certified that all the lots within The Summit at Ski Lake No. 11 - 1st Amendment (Lot 55) in Weber County meet the requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

16628  
Mark E. Bostom

**ACKNOWLEDGMENT**

State of Utah \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me the undersigned Henry Public, the signor of the foregoing Declaration, who is husband and wife acknowledged to me to sign said plat and instruments and for the purpose herein mentioned.

Witness my hand and seal of my office as a Notary Public commissioned in Utah.

Commission Expires: \_\_\_\_\_

**WEBER COUNTY APPROVAL**

This is to certify that this plat and dedication of this plat along with the dedication of all streets, easements and Public Improvement Coordinates were duly approved and accepted by the zoning administrator of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chair, Ogden Valley Township Planning Commission

**WEBER COUNTY ENGINEER**

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to County Engineer approval of the foregoing plat and dedication have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

County Engineer

**OGDEN VALLEY TOWNSHIP PLANNING COMMISSION**

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chair, Ogden Valley Township Planning Commission

**WEBER COUNTY ENGINEER**

This is to certify that this subdivision plat, the dedication of street and other public ways and financial guarantees of public improvements associated with subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chair, Weber County Commission



Title \_\_\_\_\_

Chair, Weber County Commission

Signature \_\_\_\_\_

**MOORE BANK TRUST COMPANY**

**BOUNDARY DESCRIPTION**

All of lot 55 - The Summit at Ski Lake No. 11 according to the official Plat thereof. Also described as:

A part of the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 423.10 feet South 89°45'00" East along the Quarter section line and 70.08 feet North 2°29'00" East from the Center of Section 24, and running thence North 2°29'00" E 342.81 feet thence along the arc of a 360.00 foot radius arc to the left 22.68 feet [Long Chord bears South 72°51'14" E]; thence South 7°15'18" East 132.02 feet thence South 2°29'00" East 298.02 feet; thence North 89°45'00" West 160.12 feet to the point of beginning.

Contains 51,210 square feet  
Or 1.176 acres

**WEBER COUNTY SURVEYOR**

I hereby 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 on record in the County Office. 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 herewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signature \_\_\_\_\_

**WEBER COUNTY ATTORNEY**

I have examined the foregoing plat and description of The Summit at Ski Lake Subdivision, and in my opinion it conforms with the County Ordinances applicable thereto and now in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016

County Attorney

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECEIVED FOR \_\_\_\_\_

WEBER 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, final approval of Evergreen Park Subdivision No. 1 – 2nd Amendment (2 lots).

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, June 01, 2016

**Applicant:** Judith Olson, owner

**File Number:** UVE 020416

### Property Information

**Approximate Address:** 2469 North Water Canyon Ave, Huntsville UT

**Project Area:** 4.01 acres

**Zoning:** Forest (F-5) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 23-030-0019

**Township, Range, Section:** T7N, R3E, Section 32

### Adjacent Land Use

<b>North:</b>	Forest	<b>South:</b>	Forest
<b>East:</b>	Forest	<b>West:</b>	Forest

### Staff Information

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

**Report Reviewer:** RK

## Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

## Background

The applicant is requesting approval of a subdivision amendment Evergreen Park Subdivision No. 1 – 2nd Amendment (2 lots), located at approximately 2469 Water Canyon Ave in the F-5 Zone. The proposed 4.01 acre subdivision meets the 5 acre lot area and 300 foot lot width requirements of this zone, as the lots are legal nonconforming being originally platted based on previous zoning standards.

The purpose of this subdivision is to re-adjust the lot line between the two lots. This is due to the location of a home that was built which did not meet setback requirements.

Culinary water will be provided by private wells and wastewater will be controlled by individual septic systems. 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 “The planning director is delegated administrative authority to approve minor subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission.” 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 Fire District
- Requirements of the Weber County Surveyors Department

## **Administrative Approval**

Administrative final approval of Evergreen Park Subdivision No. 1 – 2nd 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, June 1, 2016.

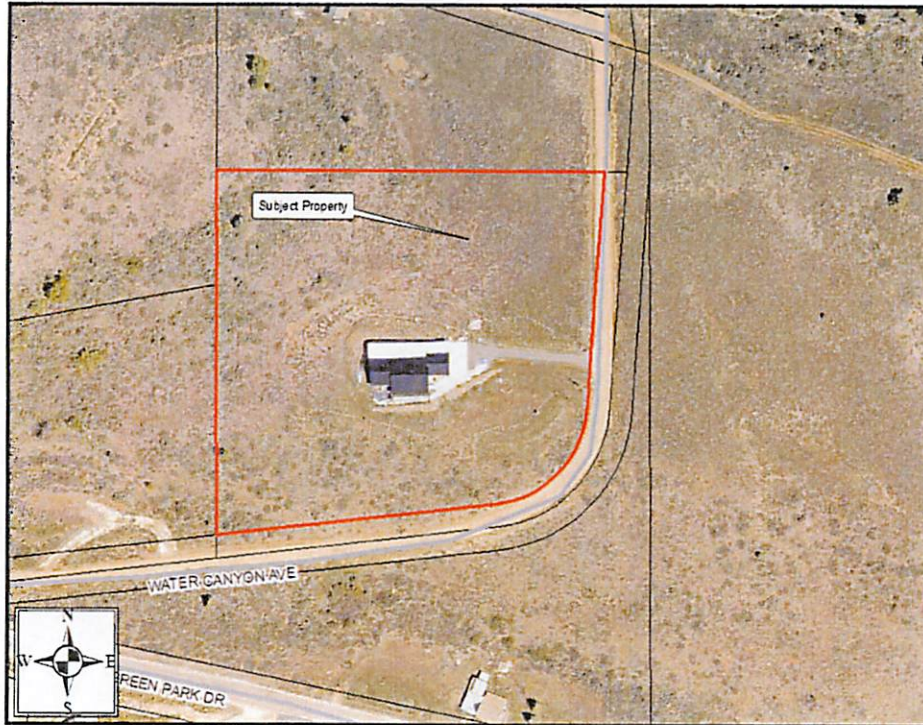
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Rick Grover  
Weber County Planning Director

## **Exhibits**

- A. Subdivision Plat

Map 1



Map 2

