



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
☐	☒	ENGINEERING
☐	☒	SURVEYORS
☐	☐	ASSESSORS
☐	☐	TREASURERS
☐	☒	HEALTH
☐	☒	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
☐	☐	* <u>Culinary Water</u>
☐	☐	* <u>Secondary Water</u>
☐	☐	* <u>Rocky Mountain Power</u>
☐	☐	* <u>Qwest</u>
☐	☐	* <u>Questar Gas Company</u>
☐	☐	* <u>Weber County School District</u>
☐	☐	** <u>Weber Pathways</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

* - Preliminary/Final Approval

** - Only if property is in the Ogden Valley

Staff process checklist for minor subdivisions (as defined in the Weber County Subdivision Ordinance 26-1-3.20)
approved by staff

Date

- ☐ _____ Confirm that the proposal meets the definition for a minor subdivision
- ☐ _____ Confirm that the subdivision meets the requirement for the zone for which it is proposed
- ☐ _____ Determine if the application meets requirements of the subdivision ordinance
- ☐ _____ Make sure that the application has been filled out completely with the appropriate fees paid
- ☐ _____ Make sure that the required documents (water, waste water, and electronic copies) have been submitted
- ☐ _____ Send application to review agencies
- ☐ _____ Provide the applicant with a copy of the staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- ☐ _____ Either approve, deny, or refer subdivision to the Planning Commission for approval
If referred to the Planning Commission, follow *Checklist for subdivisions that require Planning Commission Recommendation* below
- ☐ _____ Send applicant notice of decision
- ☐ _____ Send subdivision mylar to agencies for signatures
- ☐ _____ Prepare appropriate county covenants for recording with the subdivision plat

Staff process checklist for subdivisions requiring Planning Commission recommendation (vacating, deferrals, amendments, and subdivisions that do not meet the requirements of a minor subdivision)

Date

- ☐ _____ Confirm that the subdivision meets the requirements for the zone for which it is proposed
- ☐ _____ Determine if the application meets the requirements of the subdivision ordinance
- ☐ _____ Make sure that the application has been filled out completely with the appropriate fees paid
- ☐ _____ Make sure that the required documents (water, waste water, and electronic copies) have been submitted
- ☐ _____ Send application to review agencies
- ☐ _____ Provide the applicant with a copy of staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- ☐ _____ Provide notice of public meeting with the Planning Commission for recommendation to County Commission
- ☐ _____ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the Ordinances
- ☐ _____ Preserve the record of the proceedings to document the law and evidence that was considered by the land use authority
- ☐ _____ Send applicant notice of decision
- ☐ _____ Review subdivision plat to ensure that all agency comments have been addressed
- ☐ _____ Request financial guarantee for subdivision improvements
- ☐ _____ Have financial guarantee reviewed by the engineering office and if accepted, have Legal Counsel review and sign documents
- ☐ _____ Send subdivision mylar to agencies for signatures
- ☐ _____ Prepare staff report for County Commission (legislative body) agenda one week prior to meeting for approval and acceptance of the financial guarantee and any road dedication
- ☐ _____ Notify applicant of meeting
- ☐ _____ Prepare appropriate county covenants for recording with the subdivision plat
- ☐ _____ Have the owner(s) of record sign the plat in front of a notary
- ☐ _____ Owner(s) and staff go to the recorder's office to record plat and documents

Staff process checklist for subdivisions appealed to the County Commission

Date

- ☐ _____ Provide a copy of applicant's appeal of Planning Commission recommendation and their minutes to the County Commission
- ☐ _____ Prepare staff report and place on County Commission agenda one week prior to public meeting date
- ☐ _____ Notify applicant of meeting and provide copy of staff report
- ☐ _____ Send out notices as required by state code
- ☐ _____ Place a copy of the label list of property owners in the file
- ☐ _____ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the ordinances
- ☐ _____ Preserve the record of the proceedings to document the law and evidence that was considered by the land use authority (appeal of the Planning Commission is the County Commission who acts as the land use authority)
- ☐ _____ Send applicant notice of decision
- ☐ _____ Review subdivision plat to ensure that all agency comments have been addressed
- ☐ _____ Request financial guarantee for subdivision improvements
- ☐ _____ Have financial guarantee reviewed by the engineering office and if accepted, then have Legal Counsel review and sign documents
- ☐ _____ Send subdivision mylar to agencies for signatures
- ☐ _____ Prepare staff report for County Commission (legislative body) agenda one week prior to meeting for approval and acceptance of the financial guarantee and any road dedication
- ☐ _____ Notify applicant of meeting
- ☐ _____ Prepare appropriate county covenants for recording with the subdivision plat
- ☐ _____ Have owner(s) of record sign the plat in front of a notary
- ☐ _____ Owner(s) and staff go to the recorder's office to record plat and documents

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <i>The Chalets at Ski Lake - Phase 5</i>		Number of Lots <i>8</i>
Approximate Address <i>6300 East 950 South</i>	Land Serial Number(s) <i>20-035-0071</i>	
Current Zoning	Total Acreage <i>7.585 ac</i>	
Culinary Water Provider <i>Lakeview Water Co.</i>	Secondary Water Provider <i>Lakeview Water Co.</i>	Wastewater Treatment <i>Mountain Sewer Corp.</i>

Property Owner Contact Information

Name of Property Owner(s) <i>Valley Enterprise Investment Company, LLC</i>		Mailing Address of Property Owner(s) <i>5393 E. 6850 NO. Eden, UT 84310</i>
Phone <i>801-725-1517</i>	Fax <i>801-781-2157</i>	
Email Address <i>msmith@smithknowles.com</i>		Preferred Method of Written Correspondence ☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Melven E. Smith</i>		Mailing Address of Authorized Person <i>4723 Harrison Blvd, Ste 200 Ogden, Utah 84403</i>
Phone <i>801-476-0303</i>	Fax <i>801-781-2157</i>	
Email Address <i>msmith@smithknowles.com</i>		Preferred Method of Written Correspondence ☒ Email ☐ Fax ☐ Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>Mark E. Babbitt</i>		Mailing Address of Surveyor/Engineer <i>Great Basin Engineering Inc. 5746 So. 1475 E Ogden, Utah 84403</i>
Phone <i>801-394-4515</i>	Fax <i>801-392-7544</i>	
Email Address <i>markb@greatbasinengineering.com</i>		Preferred Method of Written Correspondence ☒ Email ☐ Fax ☐ Mail

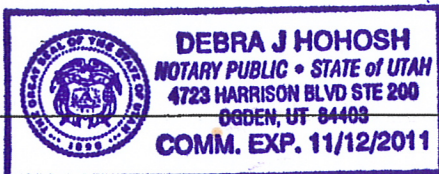
Property Owner Affidavit

I (We), *Valley Enterprise Inv. Co.* depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this *3rd* day of *Aug*, 20 *11*.



Debra J Hohosh
(Notary)



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Subdivision Application

This Subdivision application identifies submittal requirements and processes for subdividing land in the unincorporated lands of Weber County.

While the Planning Division staff distributes copies of your application to County agencies and other applicable utility agencies responsible for reviewing your application, the applicant is responsible for following up with them if they need additional information.

- A pre-application meeting with the applicant and the appropriate staff is required prior to application submittal; please call (801) 399-8791 to make an appointment.

Date of pre-application review meeting: _____ Time: _____

Staff member assigned to process application: _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesdays of the month.

Subdivisions will only be placed on a Planning Commission agenda upon receipt of reviewing agency recommendations including the County Engineer's Office and the Weber County Fire District.

This application is subject to all applicable Weber County Zoning and Subdivision Ordinances. It is important that the applicant read and understand the ordinances to prevent delays in the approval of their subdivision.

Process

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda. The following steps/timeline/process tracks your application:

- Complete Application Form
- Staff determination that the application is complete
- Referral agencies are requested to review submittal
- Applicant coordinates as needed with reviewing agencies
- Staff report is drafted and a copy given to applicant
- Application placed on an upcoming agenda by staff
- Planning Commission meeting scheduled Date: _____



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Fee Schedule

A subdivider proposing a subdivision in the unincorporated territory of Weber County shall deposit with the County non-refundable fee for planning, surveying and engineering subdivision review processing and improvement inspection at the time of submission of the preliminary plan to help defray the review costs incurred by the County. All of these fees shall be in accordance with the fee schedule listed below:

Planning/Surveying/Engineering - First Review

Lots	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
1-4	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit	\$150 + \$25 per lot/unit[*]
5+	\$250 + \$20 per lot/unit	\$400 + \$20 per lot/unit	\$150 + \$50 per lot/unit
Notes:	410	520	

\$1,050.00

* \$150 + \$50 per lot/unit where the lots/units have improvements

Planning/Surveying/Engineering - Subdivision Change Fees

Changes	Planning Processing Fee	Surveying Review Fee	Engineering Review Fee
Each	\$125	\$125	\$125

Time Extensions require the Subdivision Fees for Planning, Engineering, and Surveying to be repaid.

Subdivision Extension

A onetime, one-year extension of final approval can be granted by the Planning Commission for \$300. An eighteen-month extension of preliminary approval may be granted by the Planning Director after repayment of subdivision fees. Please see the Weber County Subdivision Ordinance for details.

First Determination

- ☐ Is this a minor subdivision meeting the following definition as found in the Weber County Subdivision Ordinance 26-1-3.20:

"Minor Subdivision":

- A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned.
- An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.
- A subdivision phase consisting of five (5) or fewer lots which has a valid preliminary approval and meets all conditions of that preliminary approval, including proposed street layouts.

If YES, skip to Section 2 of this checklist (Page 3). If NO, complete Sections 1 & 2



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The following is required for application form submittal:

Section 1

Preliminary Approval Checklist:

- ☐ Meet Preliminary Plan requirements of the Weber County Subdivision Ordinance 26-1-5
- ☐ Obtain signature of the owner(s) on the application and any authorized representatives
- ☐ Twelve (12) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance
- ☐ An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF, DWG, DWF and JPEG format
- ☐ A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- ☐ A non-refundable fee made payable to Weber County (see *Fee Schedule*)

Section 2

Final plat checklist

- ☐ Meet final plat requirements of the Weber County Subdivision Ordinance 26-1-8 and other requirements as determined necessary by the referral agencies as approved by preliminary approval
- ☐ Obtain signature of the owner(s) on the application and any authorized representatives
- ☐ Twelve (12) full size 24 x 36 copies, and one (1) reduced size 11 x 17 copy, and one (1) reduced size 8 1/2 x 11 copy of a preliminary plan meeting the requirements listed in this ordinance.
- ☐ An electronic copy of the respective subdivision plans drawn to full-scale and saved in PDF, DWG, DWF and JPEG format including improvement drawings.
- ☐ A written statement of feasibility from the County or State Health Department, which states the recommendation of the Health Department regarding sanitary sewage disposal, and culinary water availability
- ☐ A non-refundable fee made payable to Weber County (see *Fee Schedule*)



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For Your Information

26-1-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. Subdivision applications that have not received preliminary approval within 18 months from the date of submittal shall be void. Subdivisions receiving preliminary plan approval shall have eighteen (18) months from the date of the approval to receive a recommendation for final approval of the subdivision or the first phase thereof, from the Planning Commission. An extension of preliminary approval for an additional time period of up to eighteen (18) months may be granted by the Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County, State and Federal ordinances current at the time of the extension.

The extension request shall be submitted and approved prior to the expiration of the original approval period.

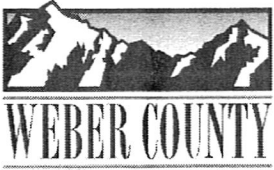
(B) Time Limitation for Final Approval. A final subdivision plat for the first phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall not be received for recording and shall have no validity whatsoever. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall not be received for recording and shall have no validity whatsoever. The Planning Commission may grant one time extension for final subdivision approval for a maximum of one (1) year per subdivision. A multiple phase subdivision may receive only one time extension, not one time extension per phase.

(C) Any subdivision that has received preliminary or final approval, including a subdivision with multiple phases in which all of the phases have received preliminary approval, but has become non-conforming in any manner due to changes in applicable ordinances shall be allowed to retain the density which it was approved provided that the originally approved phasing plan is followed and the time limitations for preliminary and final approval are met.

For your convenience and project coordination, we have listed contact information for the following agencies:

Weber County Engineering, 2380 Washington Blvd., Suite 240, Ogden UT (801) 399-8374
Weber County Treasurer (*To verify taxes are paid*), 2380 Washington Blvd, 3rd Floor, Ogden UT (801) 399-8111
Weber County Fire District, 1871 N 1350 W, Ogden UT (801) 782-3580
Weber County Recorder/Surveyor, 2380 Washington Blvd., Ogden UT (801) 399-8020
Weber-Morgan Health Department – Environmental Health Division, 477 23rd Street, Ogden UT (801) 399-7160

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



Weber County Public Works Department Official Receipt

Receipt Date 04-AUG-2011

10:55:24 AM

Description THE CHALETS @ SKI LAKE 5 SUB APPL]

From Client SMITH KNOWLES, P.C.

CHECK 1050

Total Received: 1050

Empl Id / Receipt Nbr: SW - 21092

Signature

*** Please Retain This Receipt For Your Personal Records ***