

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

March 8, 2017
4:00-5:00 p.m.

1. **AAE 2016-1, Consideration and action on an alternative access application for a private right of way to access a parcel that is 1,145 feet from Old Snowbasin Road.**
2. **UVL 092216, Consideration and action on an administrative application for approval of the Lakeside View Subdivision 1st Amendment.**
3. ***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 to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for an approval of an alternative access by private right of way to access a parcel that is located at approximately 6045 East Old Snowbasin Road.

Agenda Date: Wednesday, March 08, 2017

Applicant: Matthew Eric Toliver, owner

File Number: AAE 2017-01

Property Information

Approximate Address: 6045 East Old Snowbasin Road

Project Area: 10.20 Acres

Zoning: Forest Valley 3 (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 20-035-0039

Township, Range, Section: T6N, R1E, Sections 23

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SM

Applicable Land Use Codes

- Title 104 (Zones) Chapter 14 (Forest Valley Zone, FV-3)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval to use a 50 foot private right-of-way as the primary access to a future one lot subdivision on a 10.20 acre parcel. The applicant would like to improve an existing dirt road by bringing it up to County Standards and widening it to a 12 foot travel surface. The length of the proposed access road will be approximately 1,166 feet. The property is located in the Forest Valley FV-3 Zone at approximately 6045 East Old Snowbasin Road. See Exhibit A for application. Construction drawings for the private right of way have been included in this report as Exhibits B.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14, and the criteria for an access to a lot/parcel using a private right-of-way or access easement found in LUC §108-7-31.

Analysis

General Plan: This Alternative Access by private right of way is in harmony with the Ogden Valley General Plan. An alternative access at the width of 12 feet has reduced negative impacts to the surroundings.

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

“The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Alternative Access Criteria: This proposal has also been reviewed to determine if it meets the criteria stated in LUC §108-7-31(c), which states the it in order to approve an alternative access application it shall be shown that it is impractical to extend a public street to serve the parcel/lot due to any of the following conditions: unusual soil, topographic conditions, or property boundary conditions. This application meets those criteria based on: the mountainous terrain, the soil conditions, the right-of-way will cross at least two ephemeral streams, and that this land locked parcel does not have access on a public road.

Natural Hazards: Much of this area is located within a Geologic Study Area. At the time of subdivision application, a geologic reconnaissance study is required. This requirement is supported by LUC §108-22-3 (Studies and Reports Required).

Sensitive Lands: There are two natural ephemeral streams that will be crossed during the construction of this private access road. A Stream Alteration permit will have to be obtained from the Army Corp of Engineers prior to construction. Bridges and stream alterations, approved by the Army Corps of Engineers are allowed within a stream corridor LUC §104-28-2 (b)(2)(a).

Private Right of Way Access: In order to provide for safe and consistent year round access there are specific design and road construction standards that shall be met and they are as follows:

1. The private right of way shall be designed and built to a standard approved by the County Engineer.
2. The minimum width of the travel surface is 12 feet wide if the access is serving less than five dwellings.
3. The improved surface shall be capable of supporting a minimum weight of 75,000 pounds.
4. This access road is greater than 800 feet; therefore, turnouts shall be place at least every 400 feet. Turnouts are shown on the road construction plans which are required to be a minimum of ten feet wide and 40 feet in length.
5. The LUC states that a private right of way shall have a maximum grade of 10 percent; However, Weber County Fire Department and the County Engineer have approved that the maximum grade shall not exceed 15 percent.
6. The flag private right-of-way shall have a minimum vertical clearance of 14.5 feet.
7. No buildings structures or parking areas are allowed within the private right-of-way.
8. There will be several culverts placed where the road crosses the stream. The culverts must be capable of supporting 75,000 pounds.

Access Easement: The applicant will be utilizing an established 50 foot access easement that was recorded in the Weber County Recorder's Office on May 27, 2015. See Exhibit E for the Special Warranty Deed.

Safety Standards:

1. The lot address shall be placed in a prominently visible location at the entrance to the private right of way.
2. Turn outs measuring 10 feet by 40 feet shall be provided adjacent to the travel surface of the private right-of-way, and placed at least every 400 feet.
3. "A turn-around area shall be provided at the home location to allow firefighting equipment to turn around. This area shall be a year round surface capable of supporting fire equipment (a minimum inside turning radius of 30 feet and an outside turning radius of not less than 45 feet)."

Review Agencies: The Weber County Fire District and Weber County Engineering Department have approved the road construction plans, while making it clear that there will be additional requirements with regard to fire suppression measures, and private maintenance. See Exhibit C for Weber County Fire District's review.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends approval of the Matt Toliver Alternative Access for a future one lot subdivision. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A Stream Alteration permit must be obtained from the Army Corp of Engineers prior to construction.
2. The lot address shall be placed in a prominently visible location at the entrance to the private right of way.
3. Turn outs measuring 10 feet by 40 feet shall be shown on the construction drawings
4. The improvements shall be constructed prior to issuance of a Land Use permit and Building Permit.
5. On the road construction drawings, show a turn around that meets County Safety Standards.

This recommendation is based on the following findings:

1. It is not practical to extend or construct a public right-of-way due to surrounding topography, soil conditions, and property boundary conditions.
2. The proposed alternative access conforms to the Ogden Valley General Plan.
3. The proposed alternative access complies with the applicable County ordinances.

Administrative Approval

Administrative final approval of Matt Toliver Alternative Access 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: _____

Rick Grover
Weber County Planning Director

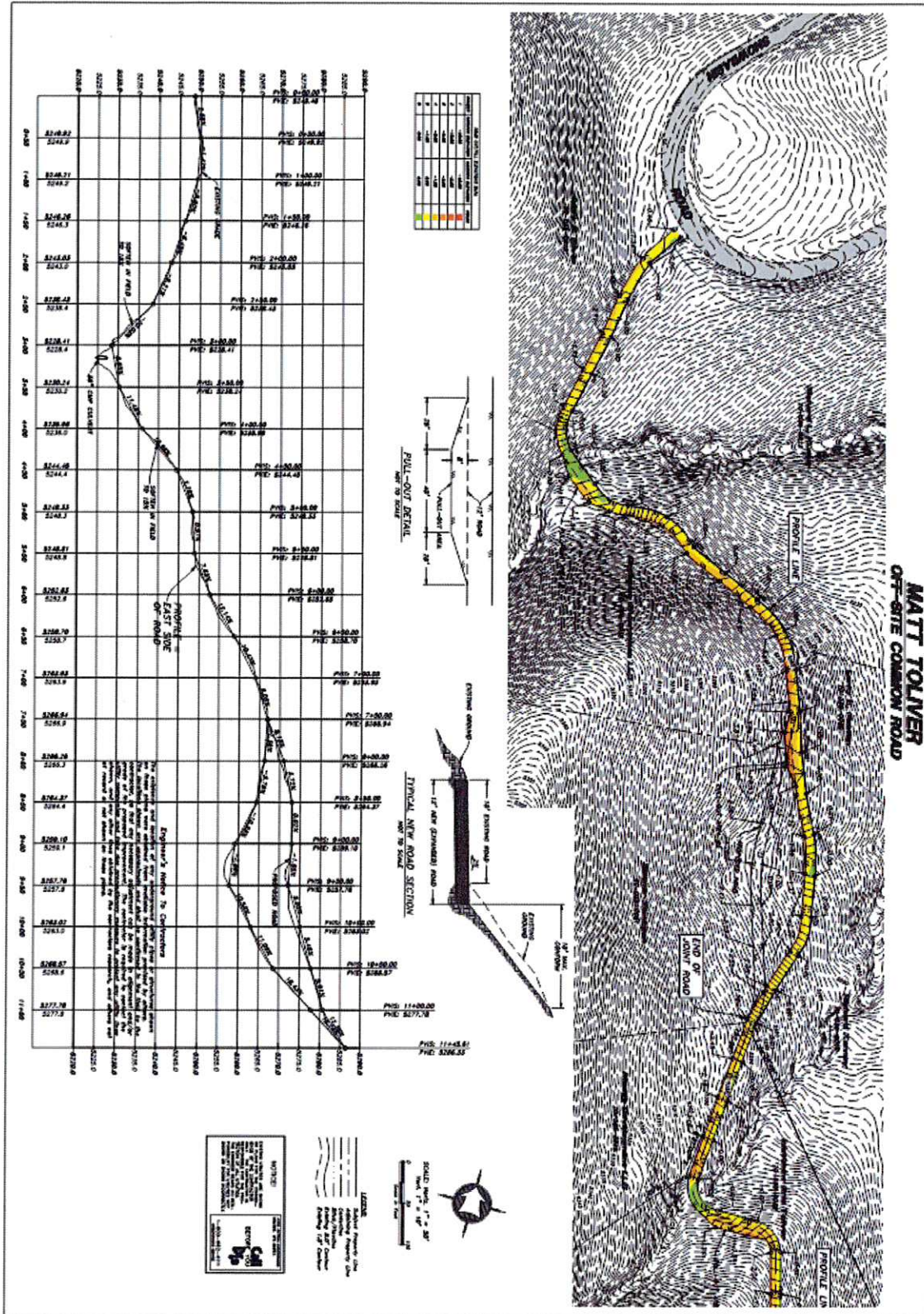
Exhibits

- A. Application with Narrative
- B. Private Right of Way Construction Drawings
- C. Weber County Fire District's Review
- D. Current Recorder's Plat
- E. Special Warranty Deed

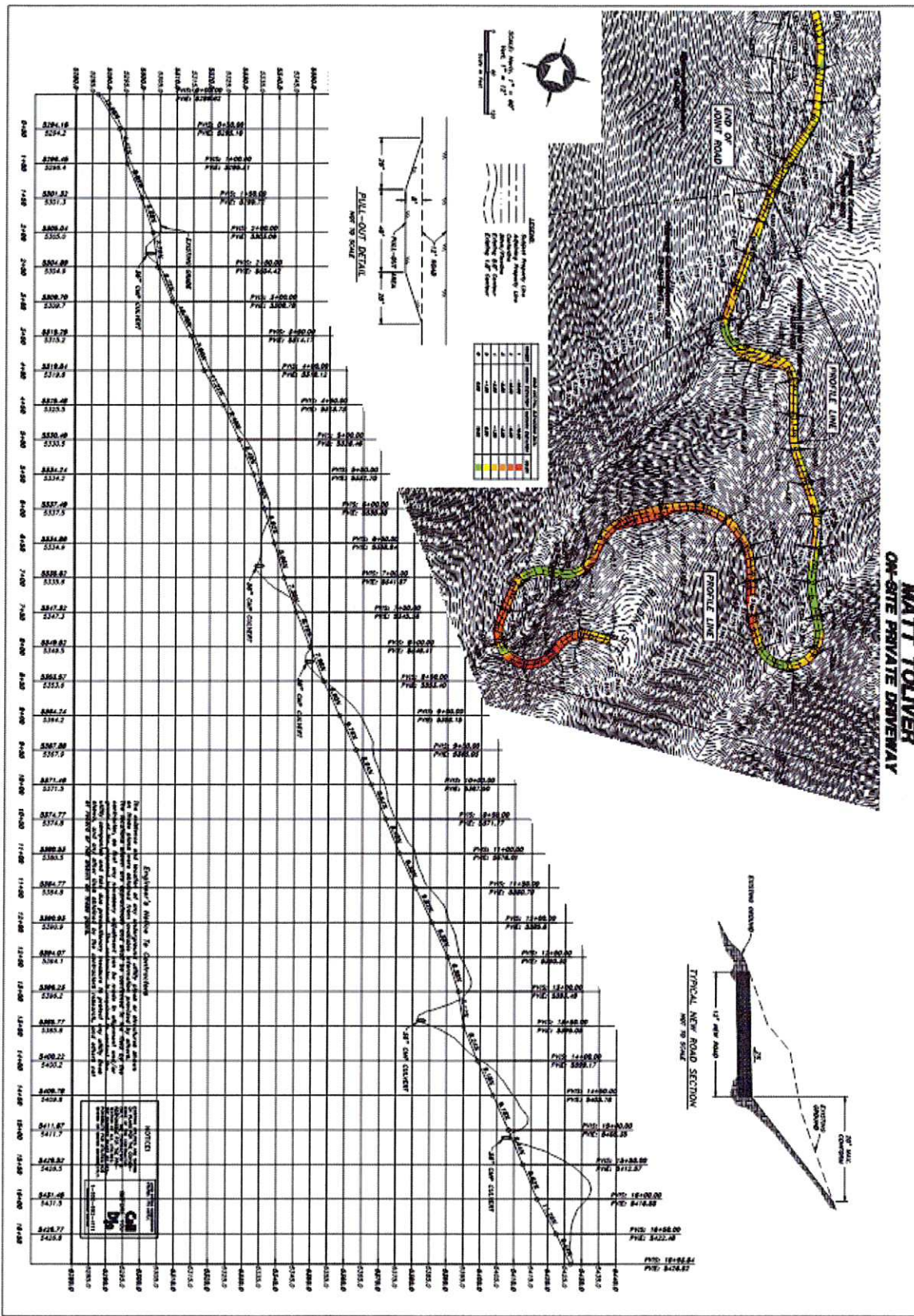
Area Map



Weber County Alternative Access Application			
Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted /Completed	Application Fee: \$225.00	Receipt Number (Office Use)	File Number (Office Use)
Application Type			
<input type="checkbox"/> Flag lot access strip <input type="checkbox"/> Access by Private Right of Way <input checked="" type="checkbox"/> Access at a location other than across the front lot line			
Property Owner Contact Information			
Name of Property Owner(s) <i>Matthew Eric Toliver</i>		Mailing Address of Property Owner(s) <i>4460 E. 2775 N. Eden UT 84310</i>	
Phone <i>801-430-1024</i>	Fax <i>801-394-9219</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) <i>toliver23@aol.com</i>			
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Matthew E. Toliver</i>		Mailing Address of Authorized Person <i>Same as above</i>	
Phone <i>same as above</i>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required)			
Property Information			
Project Name <i>single lot subdivision</i>	Total Acreage <i>10.00 acres</i>	Current Zoning <i>FU-3</i>	
Approximate Address <i>5800 old snow basin Road Huntsville 84317</i>		Land Serial Number(s) <i>20-035-0039</i>	
Proposed Use <i>I would like to access a single lot subdivision</i>			
Project Narrative <i>I'm trying to begin the process to get my lot approved as a single lot subdivision. I would like to bring the access road in on the 50' easment that the property has off of old snowbasin road.</i>			



**MATT TOLIVER
ON-SITE PRIVATE DRIVEWAY**



Date: February 4, 2017

Project Name: Toliver Alternative Access

Project Address: 5300 Old Snowbasin Road Huntsville 84317

Contractor/Contact: Matthew Toliver toliver73@aol.com 801-430-1024

Fees: See attached PDF

FEE NOTICE:

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

REVIEW STATUS: APPROVED WITH CONDITIONS

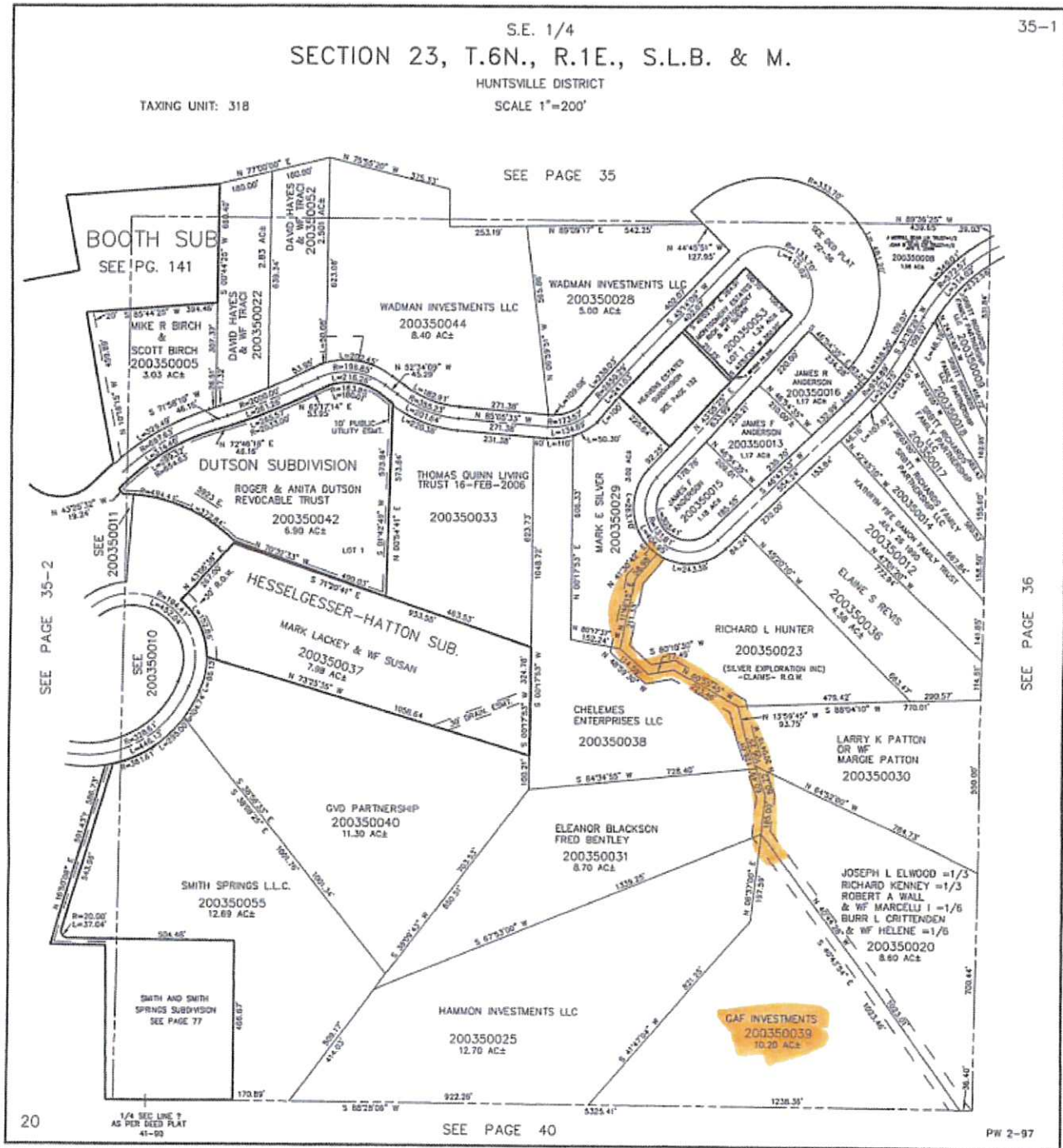
SPECIFIC COMMENTS:

1. The access drawings indicating the roadway (driveway to home) were submitted. The road appears to meet the requirements of the county ordinance and fire code. There are sections of the roadway in which the grade exceeds 10%. The engineer had met with me previously concerning this and the request to exceed the 10% grade in the limit areas indicated on the drawings is approved.
2. Due to the allowance of the grade greater than 10%, and the home being in the Wildland Urban Interface area, the home shall be provided with a fire suppression system as allowed to be required by Utah State law.
3. The property location and structure is within the Wildland Urban Interface and is therefore subject to the requirements of the 2006 Utah Wildland-Urban Interface Code. Provide the following documentation:
 - Completed "Fire Hazard Severity Form" (Appendix C).
 - Statement of conformance signed by the architect.
 - Any applicable alterations to comply the WUI code.
1. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
2. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
3. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
4. If the building is equipped with an fire suppression system, there shall be a weather proof horn/strobe device located on the street side of the building as approved by the Fire Prevention Division (coordinate with fire inspector regarding location).

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

Reviewed by: Brandon Thueson

Fire Marshal





Recording Requested by:
First American Title Company, LLC
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

E# 2737593 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
27-May-15 11:04 AM FEE \$13.00 DEP SY
REC FOR: FIRST AMERICAN - BOUNTIFUL
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
Matthew Eric Toliver
4960 East 2775 North
Eden, UT 84310

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: 331-5711847 (ER)
A.P.N.: 20-035-0039

GAF Investments LLC, Grantor, of Ogden , Weber County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Matthew Eric Toliver, Grantee, of Huntsville , Weber County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Weber County, State of Utah:

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2628.99 FEET SOUTH ALONG THE SECTION LINE AND 36.40 FEET SOUTH 88°28'06" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 88°28'06" WEST 1238.26 FEET, NORTH 41°47'04" EAST 821.25 FEET, NORTH 6°37' EAST 197.59 FEET; THENCE SOUTH 40°43'54" EAST 1023.46 FEET TO THE POINT OF BEGINNING.

ALSO A 50 FOOT RIGHT OF WAY ACROSS A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: SAID RIGHT OF WAY BEING 25 FEET ON EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED ROAD CENTER LINE: BEGINNING AT A POINT WHICH IS SOUTH 2628.99 FEET ALONG THE EAST SECTION LINE, SOUTH 88°28'06" WEST 36.40 FEET ALONG THE SOUTH SECTION LINE AND NORTH 40°43'54" WEST 1023.46 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 6°37' EAST 185.00 FEET, THENCE NORTH 20°04'15" WEST 186.50 FEET, THENCE NORTH 13°59'45" WEST 93.75 FEET, THENCE NORTH 60°55'45" WEST 223.46 FEET, THENCE SOUTH 80°10'30" WEST 77.49 FEET, NORTH 48°59'30" WEST 114.59 FEET, THENCE NORTH 11°46'15" EAST 211.33 FEET, THENCE NORTH 41°30'42" EAST 58.98 FEET TO THE SOUTH LINE OF THE SNOW BASIN ROAD.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2014 and thereafter.



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for approval of the Lakeside View Subdivision 1st Amendment.

Type of Decision: Administrative

Agenda Date: Wednesday, March 08, 2017

Applicant: Judy Reeves

File Number: UVL 092216

Property Information

Approximate Address: 1034 N 7100 E Huntsville, Utah 84317

Project Area: 3 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-137-0002

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

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
 fileverino@co.weber.ut.us
 801-399-8767

Report Reviewer: SM

Applicable Ordinances

- Title 101 (General Provisions) Chapter 1 Section 7 (Definitions)
- Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection Zones)

Background and Summary

The applicant received approval to vacate all of Lot 2 of the Lakeside View Subdivision on February 21, 2017 by the Weber County Commission after holding a public hearing on January 24, 2017 and receiving a unanimous positive recommendation from the Ogden Valley Planning Commission. The approval to vacate all of Lot 2 in the Lakeside View Subdivision was conditioned upon the vacating ordinance being recorded with a subdivision amendment which will create Lot 3 of the Lakeside View Subdivision 1st Amendment. This condition is in place to ensure that the lot remains compliant with the Weber County Code.

The applicant is now requesting final approval of the Lakeside View Subdivision 1st Amendment, which will result in reducing the existing 13.825 acre lot to a three acre lot, and create a remnant agricultural parcel. The remnant agricultural parcel will consist of 10.8 acres and be identified as a "Remnant Parcel Not approved for Development" on the final plat. Remnant parcels are allowed per LUC §106-2-4(g) as long as the parcel is five contiguous acres or larger. The proposed Lot 3 meets the minimum area and lot width requirements of the AV-3 Zone.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in Title 106, and the development standards in the AV-3 zone in LUC §104-6-6. The proposed subdivision amendment is in conformance with county code.

Analysis

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

General Plan: The remaining agricultural parcel to the rear will become open land not approved for development there by conforming to the Ogden Valley General Plan by preserving the rural characteristics of the Valley. Creation of the proposed Lot 3 will maintain quality open area on a large lot intended for residential use.

Zoning: The property is located in the AV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

“The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

Lot Area, Frontage Width and Yard Regulations: Lot 3 is proposed to be a three acre lot with approximately 209.70 feet of frontage along 7100 East. The proposal meets minimum lot area and lot width of the AV-3 Zone.

The lot has been reviewed to ensure that the existing home and structures on the lot comply with the development standards in the AV-3 zone which are as follows:

Front: 30 feet

Side: 10 feet with a total of two side yards not less than 24 feet

Rear: 30 feet

Small Subdivision: The LUC §101-1-7 defines a “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 amendment consists of one lot and no streets are being created or realigned; therefore, the proposal meets the definition of a “Small Subdivision” and can be forwarded to the Planning Director as a “Small Subdivision.”

Ground Water: This proposal is located in a drinking water source protection zone 4 which has a 15-year groundwater time of travel to the well head. In addition to the uses stated in the AV-3 Zone, the following uses shall be allowed in the zone 4 drinking water protection zones:

(4) Zone Four.

- a. Use of single- or multiple-family residential dwellings, commercial, or institutional uses established on or after the effective date of the ordinance from which this chapter is derived.*
- b. The tilling of the soil and the raising of crops provided that the use of fertilizers and pesticides is accomplished within applicable federal, state, and/or local requirements.*
- c. The pasturing of livestock provided all forage is raised on the pastured area.*

The following uses shall not be allowed in the zone 4 drinking water protection zones:

(4) Zone Four.

- a. Surface use, storage, or dumping of hazardous waste or material, expressly including industrial or commercial uses of agricultural pesticides (except when such pesticides are used in farming applications within strict compliance of the manufacturer's recommendations of use, subject to inspection by local officials).*
- b. Sanitary landfills.*
- c. Hazardous waste or material disposal sites.*

Culinary Water: The proposed lot 3 of Lakeside View Subdivision 1st Amendment will be served by an existing private well.

Sanitary System: The three acre lot has an existing functional septic system.

Review Agencies: The applicable County reviewing agencies have posted reviews to this proposal. Comments from Surveying, Engineering, and Planning Departments are minimal, and can be adequately addressed prior to recording of the Mylar.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final plat approval of Lakeside View Subdivision 1st Amendment consisting of one lot. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. The owner of the proposed lot 3 shall enter into a Deferral Agreement for curb, gutter and sidewalk that is to be recorded with the final Mylar.
2. The vacation ordinance shall be recorded at the time of recording the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County ordinances.

Administrative Approval

Administrative final approval of Lakeside View 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: _____

Rick Grover
Weber County Planning Director

Exhibits

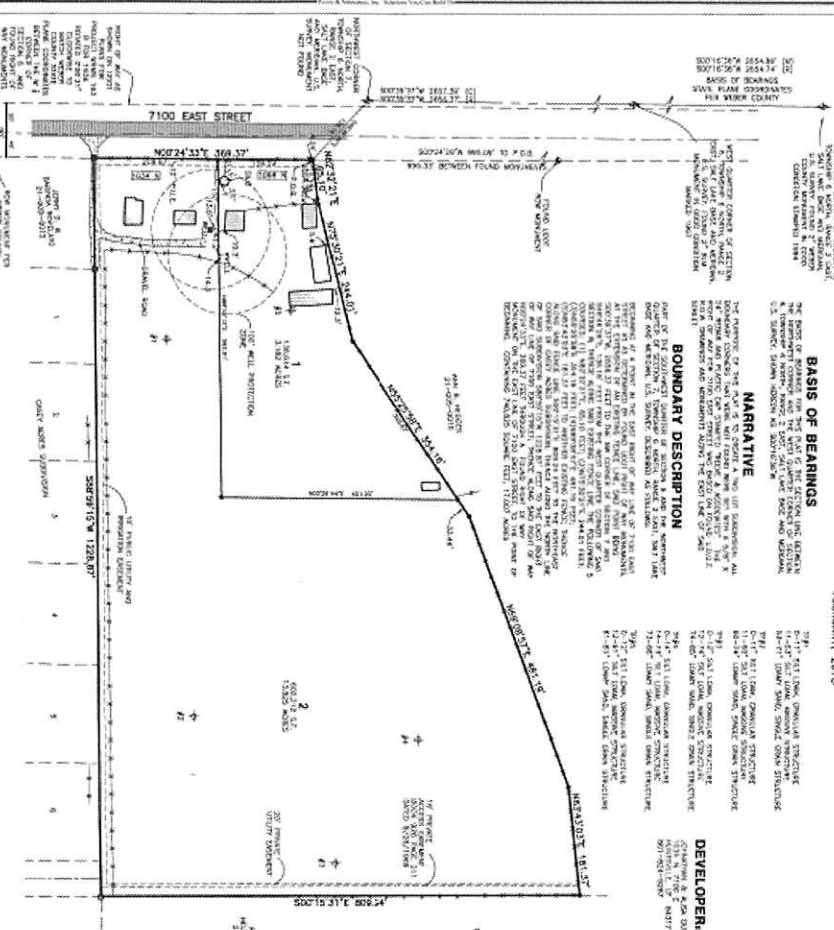
- A. Proposed Lakeside View Subdivision 1st Amendment Plat
- B. Original Lakeside View Subdivision Plat
- C. Recorders Plat
- D. Subdivision application
- E. Weber-Morgan Health Department Letter of Feasibility
- F. Vacating Ordinance

Area Map



H-44

LAKESIDE VIEW SUBDIVISION
 PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SH-1 LAKE BAY AND MERIDIAN, U.S. SURVEY
 HAINSWVILLE CITY, WEBER COUNTY, UTAH
 FEBRUARY, 2015



WEBER COUNTY ATTORNEY
 ALLIANCE
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

WEBER COUNTY ENGINEER
 JOHN D. HAINSWVILLE
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

WEBER COUNTY COMMISSION ACCEPTANCE
 I, [Signature], Clerk of the Board of Commissioners, do hereby certify that this map is correct and true to the original survey and the same are true and correct to the original survey and the same are true and correct to the original survey.

WEBER COUNTY SURVEYOR
 JOHN D. HAINSWVILLE
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

WEBER COUNTY ATTORNEY
 ALLIANCE
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

WEBER COUNTY ATTORNEY
 ALLIANCE
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

WEBER COUNTY ATTORNEY
 ALLIANCE
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

AGRICULTURAL NOTICE
 NOTICE IS HEREBY GIVEN THAT THE PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SH-1 LAKE BAY AND MERIDIAN, U.S. SURVEY, IS BEING SUBDIVIDED INTO TWELVE LOTS, AS SHOWN ON THE ATTACHED MAP. THE PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SH-1 LAKE BAY AND MERIDIAN, U.S. SURVEY, IS BEING SUBDIVIDED INTO TWELVE LOTS, AS SHOWN ON THE ATTACHED MAP.

WELL PROTECTION NOTE
 NOTICE IS HEREBY GIVEN THAT THE PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SH-1 LAKE BAY AND MERIDIAN, U.S. SURVEY, IS BEING SUBDIVIDED INTO TWELVE LOTS, AS SHOWN ON THE ATTACHED MAP. THE PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SH-1 LAKE BAY AND MERIDIAN, U.S. SURVEY, IS BEING SUBDIVIDED INTO TWELVE LOTS, AS SHOWN ON THE ATTACHED MAP.

RA Reve & Associates, Inc.
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

WEBER-MORGAN HEALTH DEPARTMENT
 1005 NORTH GARDEN AVENUE, SUITE 200
 HAINSWVILLE, UTAH 84303

ACKNOWLEDGMENT
 I, [Signature], Clerk of the Board of Commissioners, do hereby certify that this map is correct and true to the original survey and the same are true and correct to the original survey.

ACKNOWLEDGMENT
 I, [Signature], Clerk of the Board of Commissioners, do hereby certify that this map is correct and true to the original survey and the same are true and correct to the original survey.

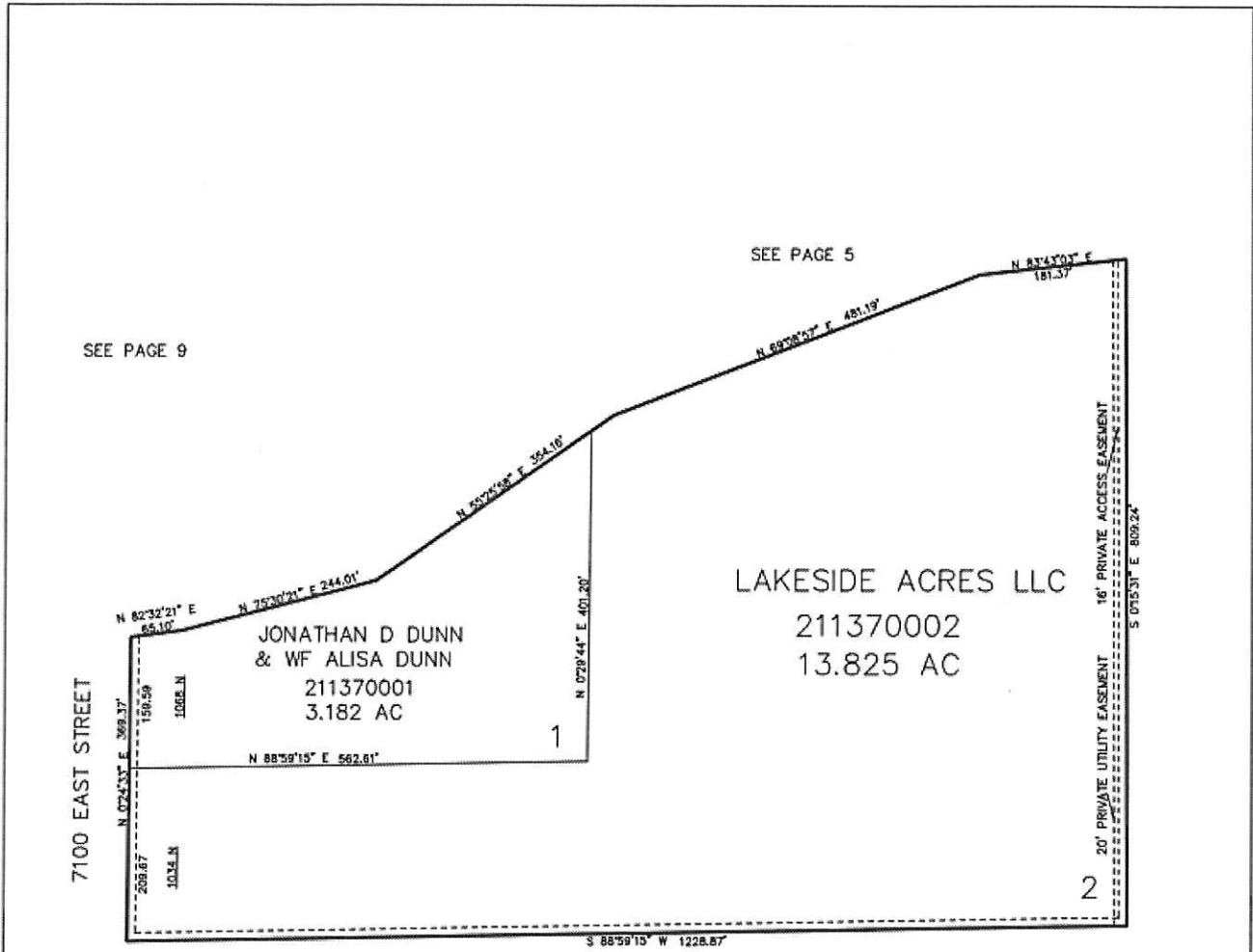
OWNER'S DECLARATION AND CERTIFICATION
 I, [Signature], owner of the land, do hereby certify that this map is correct and true to the original survey and the same are true and correct to the original survey.


OWNER'S DECLARATION AND CERTIFICATION
 I, [Signature], owner of the land, do hereby certify that this map is correct and true to the original survey and the same are true and correct to the original survey.

PART OF THE SW. 1/4, OF SECTION 6 AND THE NW. 1/4, OF SECTION 7, T.6N., R.2E., S.L.B. & M.
LAKESIDE VIEW SUBDIVISION

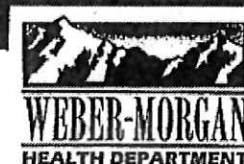
TAXING UNIT: 318

IN WEBER COUNTY
SCALE 1" = 100'



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)
9-22-2016	600.00		
Subdivision and Property Information			
Subdivision Name			Number of Lots
Lake Side View Subdivision 1 st Amendment			2
Approximate Address		Land Serial Number(s)	
1034 N 7100 E Huntsville, UT 84317		21-137-0001	
Current Zoning	Total Acreage	21-137-0002	
AV-3	13.824		
Culinary Water Provider	Secondary Water Provider	Wastewater Treatment	
Well - Private		Septic	
Property Owner Contact Information			
Name of Property Owner(s)		Mailing Address of Property Owner(s)	
Lakeside View Acres		1034 N 7100 E	
Phone	Fax	Huntsville, Utah 84317	
801-254-0330			
Email Address		Preferred Method of Written Correspondence	
JL 13 Grands Reeves @ gmail.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Judy Reeves		1034 N 7100 E	
Phone	Fax	Huntsville, Utah 84317	
801-254-0330			
Email Address		Preferred Method of Written Correspondence	
JL 13 Grands Reeves @ gmail.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer		Mailing Address of Surveyor/Engineer	
Reeve + Associate		5160 W 1500 S.	
Phone	Fax	Riverdale, Utah 84405	
801-621-3100	801-621-2666		
Email Address		Preferred Method of Written Correspondence	
ogden@reeve-assoc.com		<input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
<p>I (We), <u>Judy L. Reeves</u>, 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
<p><u>Judy L. Reeves</u> (Property Owner)</p>		 (Notary)	
Subscribed and sworn to me this <u>22</u> day of <u>September</u> , 20 <u>16</u> .			

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



September 16, 2016

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Lakeside View Subdivision, 2 lots
1034 N & 1068 N. 7100 E. Huntsville
Parcel #21-137-0001 & 21-137-0002

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by a private shared well. The placement of the well is critical so as to provide the required 100 foot protection zone. The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

DESIGN REQUIREMENTS

Soil characteristics, percolation rates of 50 MPI, and anticipated ground water tables not to exceed 48 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System. A maximum hydraulic loading rate of 0.50gal/sq.ft./day and trenches limited to 18 inches shall be used for system design.

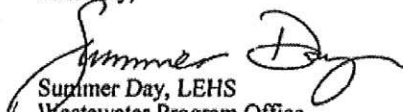
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

All subdivision plats submitted for review are to show the location of exploration pits, soil profiles and percolation test results. Key number or letter designation will be provided by this office along with logs of soil horizons and final percolation rates. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS
Wastewater Program Office
Weber-Morgan Health Department
801-399-7160

Ordinance 2017-3

An ordinance of Weber County vacating all of Lot 2 of Lakeside View Subdivision

Whereas, Judy Reeves, the owner of Lot 2 of Lakeside View Subdivision, has requested the vacation of Lot 2 of Lakeside View Subdivision and

Whereas, after providing proper public notice, a public hearing was held by the Ogden Valley Planning Commission on January 24, 2017 regarding the vacation of Lot 2 within the Lakeside View Subdivision; and

Whereas, the Weber County Engineering Department has been notified and has provided written approval of the vacation of Lot 2 of the Lakeside View;

Whereas, the vacation of Lot 2 of the Lakeside View Subdivision will not substantially affect the Ogden Valley General Plan, safety, and welfare of the general public;

Now Therefore, the Weber County Board of Commissioners vacates the following:

All of Lot 2 of the Lakeside View Subdivision as platted and recorded in the Weber County Recorder's Office, and further described as follows:

ALL OF LOT 2, LAKESIDE VIEW SUBDIVISION, WEBER COUNTY, UTAH

Adopted and ordered published this 21 day of February, 2017 by the Weber County Board of Commissioners,

Commissioner Ebert	Voting <u>aye</u>
Commissioner Gibson	Voting <u>aye</u>
Commissioner Harvey	Voting <u>aye</u>

James Ebert
James Ebert, Chair

ATTEST:

Ricky D. Hatch
Ricky D. Hatch, CPA Weber County Clerk/Auditor