

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 <i>4/30/12</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Red Cliff Subdivision		Number of Lots 2
Approximate Address Just off Highway 39 on Causey Road, Weber County (near Causey Reservoir)		Land Serial Number(s) 23-013-0256
Current Zoning F-5	Total Acreage 38.94 Acres	
Culinary Water Provider Private Well	Secondary Water Provider N/A	Wastewater Treatment Conventional Wastewater Disposal System

Property Owner Contact Information

Name of Property Owner(s) Sharon Hansen		Mailing Address of Property Owner(s) 4215 Sunset View Drive Salt Lake City, UT 84124
Phone 801-278-1112	Fax	
Email Address sfhansen@comcast.net	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Kristin Morrison		Mailing Address of Authorized Person 6624 Juliet Way Salt lake City, UT 84121
Phone 801-712-9412	Fax	
Email Address morrisonfun@comcast.net	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer C.L.S., Inc. (Cynthia Segriff)		Mailing Address of Surveyor/Engineer 810 Canyon Road Ogden, UT 84404
Phone 801-399-4935	Fax	
Email Address CLSCLN@AOL.COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

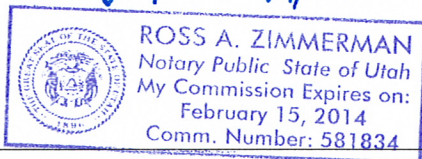
Property Owner Affidavit

I (We), Sharon Hansen, 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.

Sharon Hansen
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of APR, 20 12



[Signature]
(Notary)

Authorized Representative Affidavit

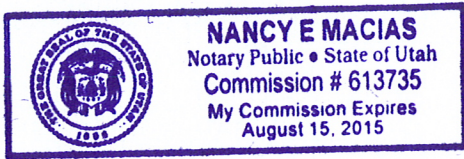
I (We), Sharon Hansen, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Kristin Morrison, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Sharon Hansen

(Property Owner)

(Property Owner)

Dated this 26 day of April, 20 12, personally appeared before me Sharon Hansen, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Nancy E. Macias
(Notary)



WEBER-MORGAN HEALTH DEPARTMENT

GARY M. HOUSE, M.P.H.
Health Officer / Director

December 15, 2011

Division Directors
KAY LARRISON, Administration
CLAUDIA PRICE, Nursing & Health Promotion
LOUIS K. COOPER, Environmental Health
COLLEEN JENSON, WIC

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

RE: Steve Morrison Property
Parcel #23-013-0256

Gentlemen:

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

Culinary water will be provided by a private 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

Soil characteristics, percolation rates of 20 MPI, and anticipated ground water table not to exceed 54 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. System to be installed in the location of the exploration test pit #2, GPS coordinates UTM zone 12 Nad 83(map datum) 448529 E 4571603 N. Maximum trench depth is limited to 30 inches.

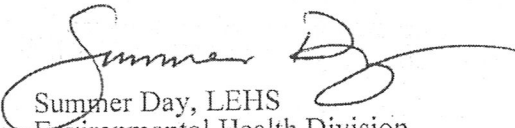
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

All subdivision plats submitted for review are to show the location of exploration pits and percolation tests. 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.

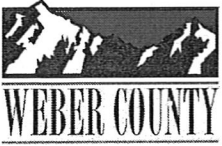
Each on-site individual wastewater disposal system must be installed in accordance with the Onsite Wastewater Systems Rule, R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan Health Department Rules. Final approval will be given only after an on-site inspection 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
Environmental Health Division



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 30-APR-2012

Receipt Nbr: 749

ID# 3619

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: TEVEN MORRISON
Template: PUBLIC WORKS
Description: SUBDIVISION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	600.00
Grand Total	\$	=====	600.00

Account Number	Account Name	Comments	Total
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		200.00
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		200.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		200.00
TOTAL \$			600.00

Check Amounts

600.00

Total Checks: 1

Total Check Amounts: \$ 600.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

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
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Weber County Planning Division

WEBER COUNTY AGENCY REVIEW SUBDIVISIONS

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	SURVEYORS
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	TREASURERS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	* <u>Private Well</u>
<input type="radio"/>	<input type="radio"/>	* _____
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Rocky Mountain Power</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Century Link</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input checked="" type="radio"/>	* <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 subdivision is new send it to Weber Pathways



Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency CENTURY LINK Date April 30, 2012
2. Agency Address 431 26TH STREET, OGDEN UT 84401
3. Checked by: Gary Weaver Position _____
4. Under existing conditions, the development of this subdivision:
 - Is feasible as shown
 - Is not feasible
 - Is feasible with requirements shown on returned plan
5. Comments: _____

Subdivision Name & Address: Red Cliff Subdivision, Approx. off of Hwy 39 on Causey Road, Weber County

Number of Lots: 2 LOTS

Developer's Name & Address: Sharon Hansen, 4215 Sunset View Dr., Salt Lake City UT 84124

Property I.D. # 230130256 Phone: (801) 278-1112 or (801) 712-9412

Preliminary Review
 Final Review
 Preliminary & Final Review

Please review the attached proposed subdivision plan for:

- | | |
|--|---|
| <input type="checkbox"/> Future development of the area
<input type="checkbox"/> Dedication of streets legal description, property ownership
<input type="checkbox"/> Availability of culinary water system
<input type="checkbox"/> Availability of secondary water
<input type="checkbox"/> Water Source (Well)
<input type="checkbox"/> Septic system approval
<input type="checkbox"/> Other | <input type="checkbox"/> Fire hydrant locations (existing and proposed.)
<input type="checkbox"/> Future school requirements
<input type="checkbox"/> Engineering related special problems
<input type="checkbox"/> Availability of utility and right-of-ways
<input type="checkbox"/> Soils Information (S.C.S.)
<input type="checkbox"/> Sewer District Approval |
|--|---|

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Thank You, Kary Serrano