

# 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 8/7/12	Fees (Office Use) \$525.00	Receipt Number (Office Use)	File Number (Office Use) UVT080712
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## Subdivision and Property Information

Subdivision Name TDP Subdivision		Number of Lots 1
Approximate Address 5858 East 2625 North Eden Utah 84310	Land Serial Number(s) 220450037 220450054 220450055 220450058	
Current Zoning AV-3	Total Acreage 3.003	
Culinary Water Provider Eden	Secondary Water Provider Wolf Creek	Wastewater Treatment Septic

## Property Owner Contact Information

Name of Property Owner(s) Lance Roylance		Mailing Address of Property Owner(s) PO Box 54 Huntsville Ut, 84317
Phone 801-710-5498	Fax	
Email Address lroylance@snowbasin.com	Preferred Method of Written Correspondence <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
Phone	Fax	
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Land mark Surveying		Mailing Address of Surveyor/Engineer
Phone 801-391-2721	Fax	
Email Address	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Owner Affidavit

I (We) Lance Roylance, 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.

Lance Roylance  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



Weber County

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

# 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 2<sup>nd</sup> Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> 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: \_\_\_\_\_



**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:

\* \$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. A subdivision consisting of three (3) or fewer lots and for which no streets will be created or realigned.
- b. An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned.
- c. 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



The following is required for application form submittal:

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**Section 1**

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***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
- Five (5) 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 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*)

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**Section 2**

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***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
- Five (5) 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 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**

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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, 3<sup>rd</sup> 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 23<sup>rd</sup> 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](http://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 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 checked="" type="radio"/>	<input type="radio"/>	* <u>Eden Water Works</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Wolf Creek Water &amp; Sewer Imp. District</u>
<input type="radio"/>	<input type="radio"/>	* <u>Rocky Mountain Power</u>
<input checked="" type="radio"/>	<input type="radio"/>	* <u>Century Link</u>
<input type="radio"/>	<input type="radio"/>	* <u>Questar Gas Company</u>
<input type="radio"/>	<input type="radio"/>	* <u>Weber County School District</u>
<input type="radio"/>	<input type="radio"/>	* _____

--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 Eden Water Works Date August 08, 2012
2. Agency Address: PO BOX 13, EDEN UT 84310
3. Checked by: Call Welling 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:** TDP Subdivision, 5358 E 2625 N, Eden UT 84310

**Number of Lots:** 1 LOT

**Developer's Name & Address:** Lance Roylance, PO BOX 54, Huntsville UT 84317

**Property I.D. #** 220450037, 0054, 0058, 0059, & 0055 **Phone:** (801) 710-5498

Preliminary Review     
  Final Review     
  Preliminary & Final Review

Please review the attached proposed subdivision plan for:

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

--Please respond to this review request **by returning this form** and the attached plan **within 5 days** to:

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

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

Thank You, \_\_\_\_\_





Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency CENTURY LINK Date August 8, 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: TDP Subdivision, 5358 E 2625 N, Eden UT 84310
Number of Lots: 1 LOT
Developer's Name & Address: Lance Roylance, PO BOX 54, Huntsville UT 84317
Property I.D. # 220450037, 0054, 0058, 0059, & 0055 Phone: (801) 710-5498
Preliminary Review Final Review X Preliminary & Final Review

Please review the attached proposed subdivision plan for:

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

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

Thank You, Kary Serrano



# Weber County Planning Division

## AGENCY REVIEW OF SUBDIVISIONS

1. Agency Wolf Creek Water & Sewer Imp. District Date August 08, 2012
2. Agency Address P.O. BOX 658, EDEN UT 84310
3. Checked by: JANET COX 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: TDP Subdivision, 5358 E 2625 N, Eden UT 84310

Number of Lots: 1 LOT

Developer's Name & Address: Lance Roylance, PO BOX 54, Huntsville UT 84317

Property I.D. # 220450037, 0054, 0058, 0059, & 0055 Phone: (801) 710-5498

Preliminary Review     
  Final Review     
  Preliminary & Final Review

Please review the attached proposed subdivision plan for:

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

--Please respond to this review request **by returning this form** and the attached plan **within 5 days** to:

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

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

Thank You, \_\_\_\_\_