

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 8-29-12	Fees (Office Use) \$525	P - 175 E - 175 S - 175	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Hideaway Estates		Number of Lots 1
Approximate Address 3910 N 2975 W		Land Serial Number(s) 190100047
Current Zoning A1	Total Acreage 1.000 Acres	
Culinary Water Provider Bonavista	Secondary Water Provider _____	Wastewater Treatment Septic

Property Owner Contact Information

Name of Property Owner(s) Lee + Suzanne Thompson		Mailing Address of Property Owner(s) 3655 N 2800 W Farr West, UT. 84404
Phone 801-540-7882	Fax	
Email Address	Preferred Method of Written Correspondence <input 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) Tara Wood		Mailing Address of Authorized Person 2845 W 5825 S Poy, UT 84407
Phone 801-710-5051	Fax	
Email Address canrunr@msn.com	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 Hansen + Associates, Inc		Mailing Address of Surveyor/Engineer 538 N Main Street Brigham City, UT. 84302
Phone 801-399-4905	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), Lee + Suzanne Thompson, 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.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 24 day of August, 2012



[Signature]

(Notary)

Authorized Representative Affidavit

I (We), Lee & Suzanne Thompson, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Tara Wood & Jesse Thompson, 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.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

Dated this 24 day of August, 20 12, personally appeared before me Lee & Suzanne Thompson, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]
(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 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: _____



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:

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
- 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*)

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
- 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*)



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-MORGAN HEALTH DEPARTMENT

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

July 26, 2012

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

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

RE: Property located at 3912 N. 2975 W. Farr West, UT
Land Serial #19-010-0047

Gentlemen:

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

Culinary water will be provided by the Bona Vista Water District, an extension of an existing approved community water system. **A Letter from the water supplier is required.**

Soil characteristics, percolation rates of 21 MPI, and ground water tables not to exceed 36 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 12 inches.

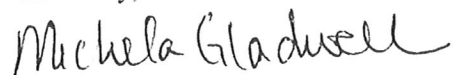
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

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 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 may be re-evaluated in relation to rules in effect at that time.

Sincerely,



Michela Gladwell, LEHS
Environmental Health Division



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

*** REPRINT ***

Date: 29-AUG-2012

Receipt Nbr: 994

ID# 6255

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: TARA WOOD
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	\$	_____	525.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	.00
Grand Total	\$	_____	525.00

Account Number	Account Name	Comments	Total
2012-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		175.00
2012-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		175.00
2012-01-4181-3419-0564-000	PLANNING SUBDIVISION FEES		175.00
TOTAL \$			525.00

Check Amounts

Total Checks:

Total Check Amounts: \$.00

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



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>Bona Vista Water Imp. District</u>
<input checked="" 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 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

Hideaway Estates Subdivision

Weber County, Utah
A Part of the Northeast Quarter of Section 22,
Township 7 North, Range 2 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Two (2) Lots, know Hereafter as Hideaway Estates Subdivision in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the Ground. I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Weber County Concerning Zoning Requirements Regarding Lot Measurements have been Complied with.

Signed this _____ day of _____, 20_____.

Clinton G. Hansen P.L.S.
Utah Land Surveyor License No. 7881387



BOUNDARY DESCRIPTION

A Part of the Northeast Quarter of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the Southwest Corner of the J & L Nelson Subdivision 1st Amendment at a Point Located North 89°40'08" West 1087.30 Feet Along the North Line of said Northeast Quarter and South 00°19'52" West 1843.79 Feet and South 00°15'00" East 325.07 Feet to the South Line of said J & L Nelson Subdivision and North 89°02'28" West 685.87 Feet along said South Line to said Southwest Corner of the Northeast Quarter of said Northeast Quarter and Running Thence South 89°02'28" East 290.40 Feet Along the South Line of said J & L Nelson Subdivision; Thence South 00°57'32" West 150.00 Feet; Thence North 89°02'28" West 290.40 Feet; Thence North 00°57'32" East 150.00 Feet to the Point of Beginning. Containing 1.00 Acres and One Lot.

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the One Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Nick Weaver with Remodel West. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 22, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northeast Quarter of said Section which bears North 89°40'08" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

OWNER'S DEDICATION AND CERTIFICATION

We the Undersigned Owners of the Herein Described Tract of Land, Do Hereby set Apart and Subdivide the Same into Lots and Streets (Private Streets, Private Right-of-Ways) as Shown on the Plat and Name said Tract Hideaway Estates Subdivision, and Do Hereby 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 Subdivision that may be Subdivided by the Undersigned Owners, their Successors or Assigns) on, Over and Across all those Portions or Parts of said Tract of Land Designated on said Plat as Private Roads (Private Right-of-Ways) as Access to the Individual Lots, to be Maintained by a Lot (Unit) Owner Association Whose Membership Consists of said Owners, their Grantees, Successors, or Assigns and also to Lands Designated Hereon as Public Utility, Storm Water Detention Ponds, Drainage Easements, and Canal Maintenance Easement, 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 Whichever is Applicable as may be Authorized by the Governing Authority, with no Buildings or Structures being Erected within such Easements.

Signed this _____ day of _____, 2012.

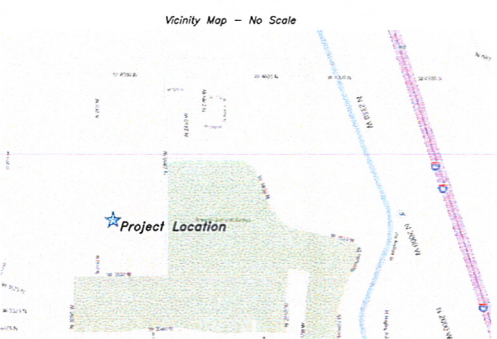
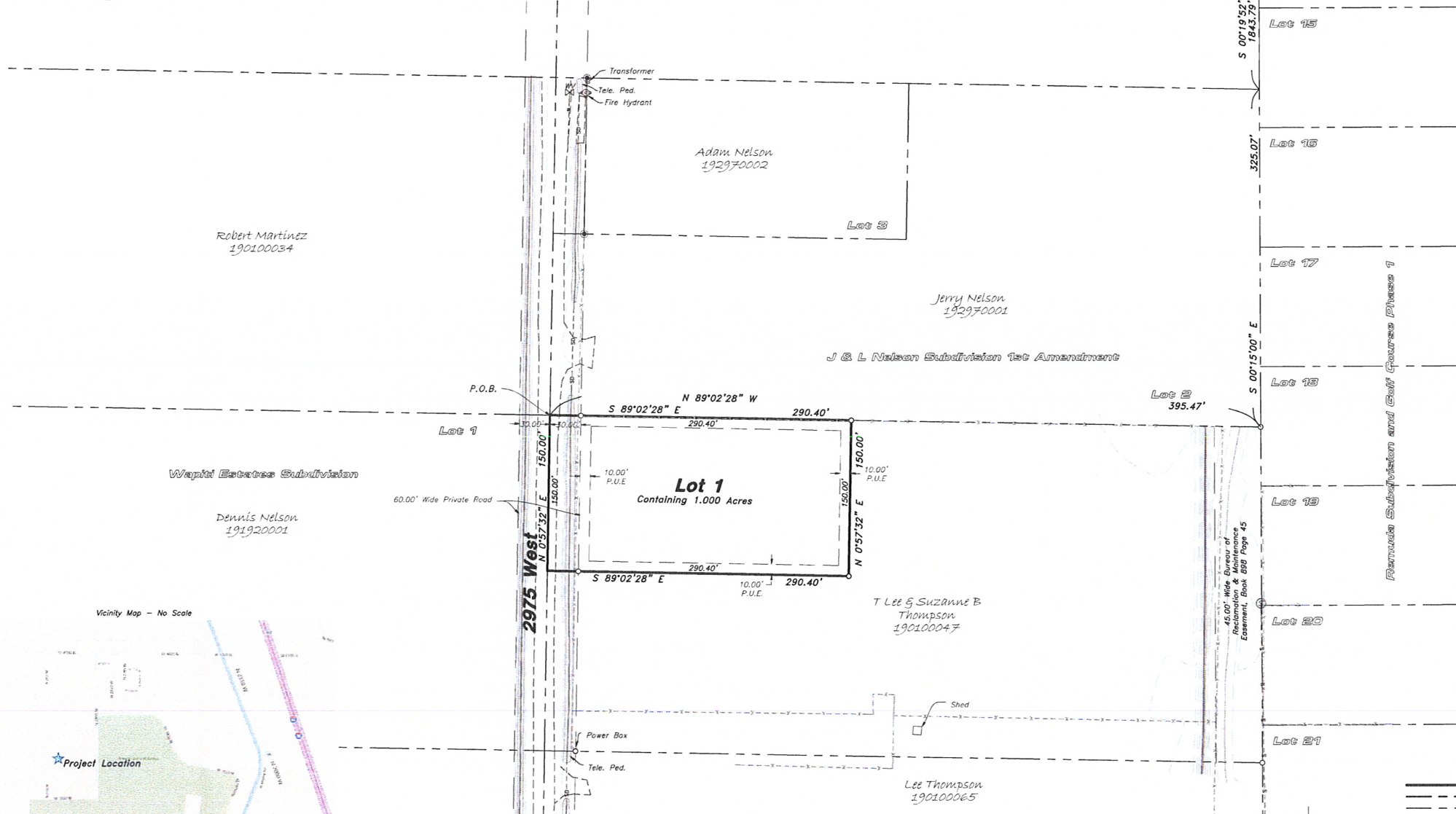
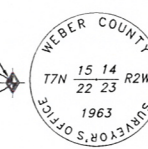
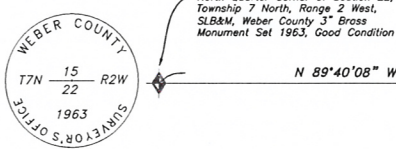
T. Lee Thompson
Suzanne B. Thompson

ACKNOWLEDGMENT

State of Utah
County of Weber

On this _____ day of _____, T. Lee Thompson and Suzanne B. Thompson, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

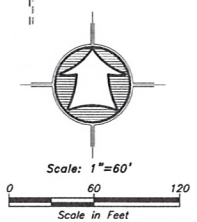
Notary Public



Notes:
1. All US Bureau of Reclamation Easements will Become Weber County Drainage Easements at the Same Time when the U.S. Bureau of Reclamation either Abandons or Shares the Drains with Weber County, and/or Other Governing Authorities.
2. A-1 Zone - Agriculture is the Preferred use in the Agricultural Zones. Agricultural Operations as Specified in the Zoning Ordinance 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 (AMD. ORD. #3-82, January 26, 1982)

Developer:
Nick Weaver
344 East 2600 North
North Ogden 84414
(801) 394-1332

Lee Thompson
190100065



LEGEND	
	Subdivision Boundary Line
	Lot Line
	Adjoining property Line
	Public Utility Easement
	Easement
	Fence Line
	Existing Storm Drain
	Existing Ditch Flowline
	Existing Edge of Gravel
	Existing Sewer Line
	Existing Water Line
	Section Corner
	Found Survey Point
	Set 5/8" Rebar With Cap

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

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 _____, 2012 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. Signed this _____ Day of _____, 2012 Weber County Engineer	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 _____, 2012 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 Harmony with the 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 _____, 2012 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 Affect Signed this _____ Day of _____, 2012 Weber County Attorney	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 _____, 2012 Weber-Morgan Health Department	WEBER COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY
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