



WEBER COUNTY PLANNING DIVISION

Amended Administrative Review Meeting Agenda

September 4, 2019

4:00 to 5:00 p.m.

1. LVE 061419: Consideration and action on an administrative application, final approval of Elias Estates Subdivision Phase 3 (1 Lot) located at 2836 S 4300 W, Ogden in the Agricultural (A-1) Zone. Allen Berrett, Owner; Mike Slater, Agent. (Tammy Aydelotte, Presenter)
2. AAE 2019-04: Consideration and action on an alternative access request to use a private right-of-way as the primary access for the rear lot of a future two lot subdivision in the Agricultural (A-1) Zone. William & Jana Colvell, Applicants (Tammy Aydelotte, Presenter)
3. AAE 2019-06: Consideration and action to extend an alternative access that would serve two residential lots in the Agricultural (A-1) Zone. Allen Franke, Applicant (Felix Lleverino, Presenter)
4. LVH 080719: Consideration and action on a request for final plat approval of Huckleberry Subdivision, consisting of two lots, located at approximately 4003 W 2550 S, Ogden in the Agricultural (A-1) Zone. Peter Huckleberry, Applicant (Steve Burton, Presenter)
5. Adjournment

The meeting will be held in the Weber County, Breakout Room, in the Weber Center, 1st 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 for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Elias Estates Subdivision phase 3 (1 lot).
Agenda Date: Wednesday, September 04, 2019
Applicant: Mike Slater, agent, Allen Berrett, owner
File Number: LVE 061419

Property Information

Approximate Address: 2836 South 4300 West, Ogden UT
Project Area: 0.92 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Agriculture
Proposed Land Use: Residential
Parcel ID: 15-090-0059
Township, Range, Section: T6N, R2W, Section 33

Adjacent Land Use

North: Residential/Agricultural	South: Residential
East: Agricultural	West: 4300 West St

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794
Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 101 (General Provisions) Section 7
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant is requesting approval of Elias Estates Subdivision phase 3 (1 lot), located at approximately 2836 South 4300 West in the A-1 Zone. The proposed 0.92 acre lot within this subdivision meets the lot area and lot width requirements of this Zone, of 40,000 square feet in area and 150 feet in width. Access for the lot will be from 4300 West. The purpose of this subdivision is to further separate agricultural lands from a new lot. When doing this it will create a remainder agricultural parcel of 24.3 acres.

Culinary water service will be provided by Taylor West Weber Water. Secondary water will be provided by Hooper Irrigation. A private septic system will be used for waste water. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating large lots to maintain the country feel with land that has agricultural and livestock related uses.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. The land use requirements for this zone are stated in the LUC§ 104-5 as follows:

"The purpose of the A-1 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."

Small Subdivision: As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone (LUC 104-5). The proposed subdivision will not create any new public streets. The proposal meets the criteria for a "Small Subdivisions", as defined in LUC 101-7, and can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width and yard regulations: In the LUC §104-5-7, the A-1 zone requires a minimum lot area of 40,000 square feet and a minimum lot width of 150'. The proposed subdivision is a one lot subdivision that fronts a county road identified as 4300 West Street.

The proposed subdivision will create a remainder parcel that is 24.3 acres which has been deemed to be a "bona fide agricultural division" and is allowed per LUC §106-1-8(3) which states:

"When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and area, using record or measured information will be shown, on the subdivision plat with the note: "Remaining Agricultural Parcel, Not Approved For Development." The remaining parcel boundary need not be labeled with bearings or distances nor is a description of the remainder parcel required. Remaining parcels are not part of the subdivision".

Culinary water and sanitary sewage disposal: A letter from Taylor West Weber Water Improvement District has been provided granting preliminary approval. Secondary Water will be required from Hooper Irrigation. Applicant has submitted preliminary documents to Hooper Irrigation. Sanitary sewage disposal will be handled by an individual waste water treatment system; specifications are stated in the feasibility letter issued by the Weber County Health Department (See exhibit B). The Weber-Morgan Health Department has performed a percolation test and has granted approval for a septic system to be installed for the Elias Estates Subdivision Phase 3.

Review Agencies: The proposed subdivision has been reviewed by all applicable reviewing agencies. The Engineering Division has issued a conditional approval. Weber Fire District has issued an approval for the proposed subdivision.. To date, the proposed subdivision plat has not been approved by the County Surveyor.

Tax Clearance: There are no outstanding tax payments related to 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.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of the Elias Estates Subdivision Phase 1, a one lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. Final approval of culinary and secondary water must be provided to the County prior to recording the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Elias Estates Subdivision phase 2 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: **Wednesday, August 21, 2019.**

Rick Grover
Weber County Planning Director

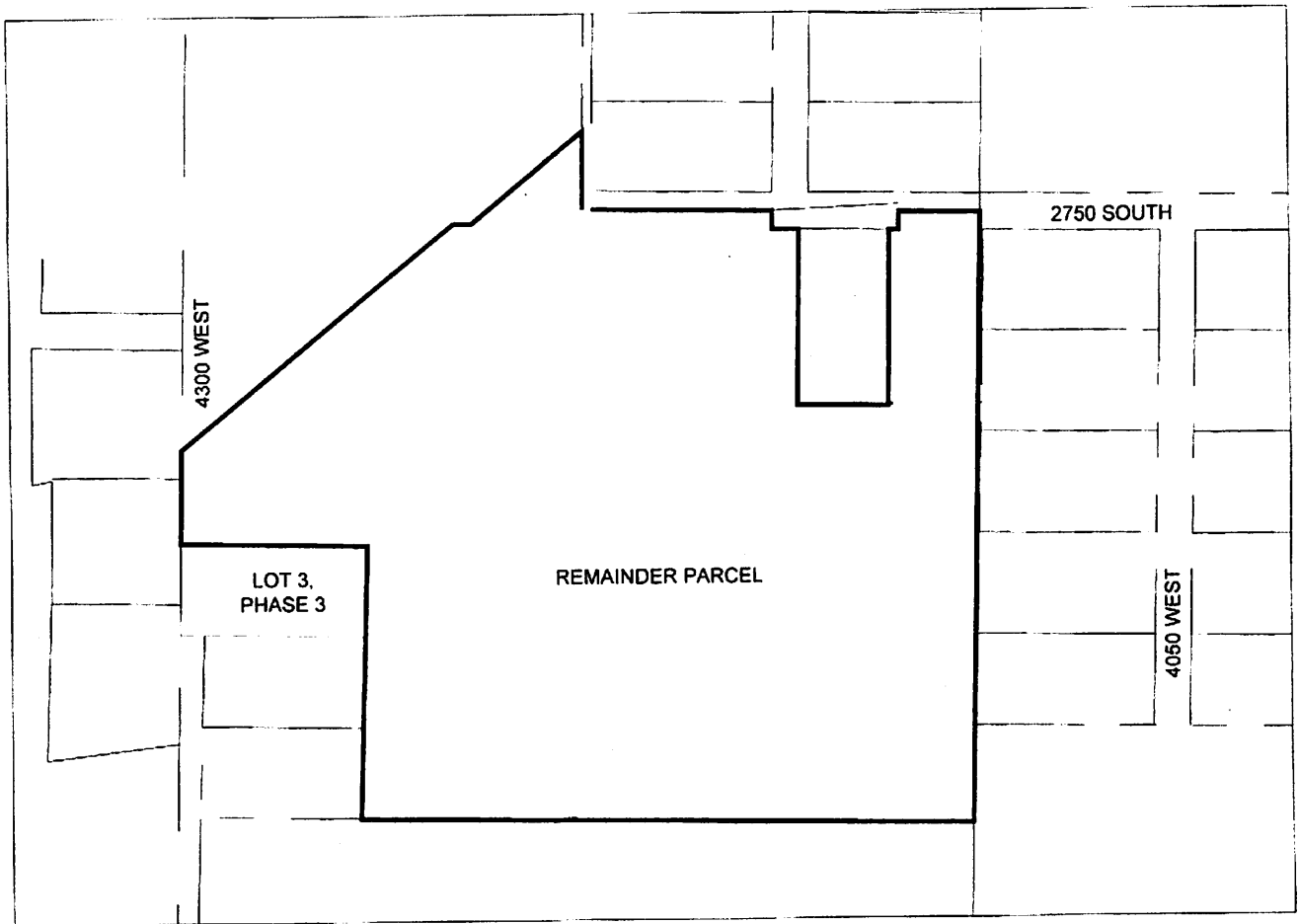


Exhibit A - Application

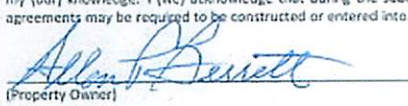

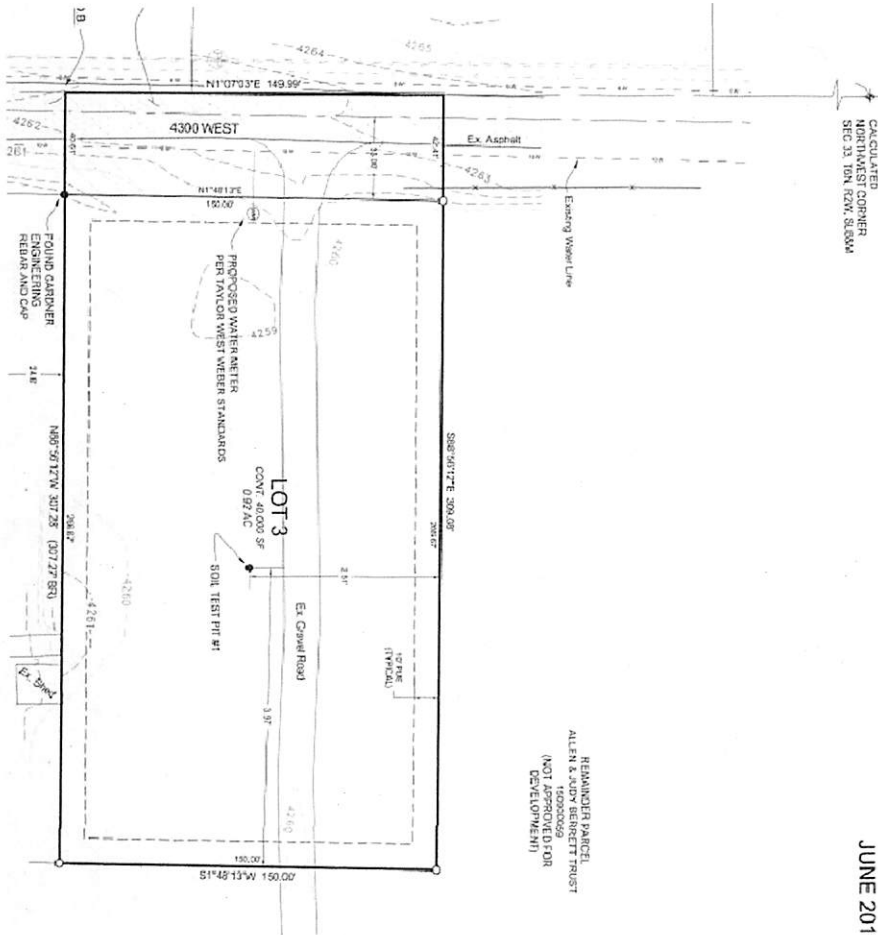
Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only, (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed 6/12/19	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name ELIAS ESTATES		Number of Lots 1	
Approximate Address 2836 S 4300 W		Land Serial Number(s) 150900059	
Current Zoning A1	Total Acreage 0.96		
Culinary Water Provider TAYLOR WEST WEBER	Secondary Water Provider HOOPER IRRIGATION	Wastewater Treatment SEPTIC SYSTEM	
Property Owner Contact Information			
Name of Property Owner(s) ALLEN BERRETT		Mailing Address of Property Owner(s) 2750 S 4150 W OGDEN, UT 84401	
Phone (801) 388-8639	Fax		
Email Address apberrett@gmail.com	Preferred Method of Written Correspondence Email Fax <input checked="" type="radio"/> Mail		
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) BROCK BALLIF		Mailing Address of Authorized Person 2750 S 4300 W OGDEN, UT 84401	
Phone (801) 866-5910	Fax		
Email Address brockballif@gmail.com	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email Fax Mail		
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer GARDNER ENGINEERING		Mailing Address of Surveyor/Engineer 5150 S 375 E OGDEN, UT 84405	
Phone (801) 476-0066	Fax		
Email Address	Preferred Method of Written Correspondence Email Fax <input checked="" type="radio"/> Mail		
Property Owner Affidavit			
I (We), <u>ALLEN BERRETT</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.			
 (Property Owner)		 (Property Owner)	
Subscribed and sworn to me this <u>12th</u> day of <u>June</u> , 20 <u>19</u> .			

Exhibit B - Proposed Plat



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

May 17, 2019

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given and the District has the capacity to provide culinary water only for 1 lot for Broc Ballif at the approximate address of 2836 south 4300 west in Taylor, Utah.

Requirements:

- *Water rights fee = (\$4,363 per lot or current cost when paid)
- *Secondary water = Must connect to Hooper Irrigation pressurized system.
- *Connection /Impact fees will need to be paid by the lot owner (Impact fee \$5,228 per lot (or current cost when paid)+(\$1,596 for the connection if the district installs the connection) before building permits are issued.

BUILDING PERMITS SHOULD NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all of the requirements of the District and all fees being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Ryan Rogers - Manager

Expires 12/08/19



April 24, 2019

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

RE: Broc & Tiffany Ballif
2800 S 4300 W (Approx)
Parcel #15-090-0059
Soil log #14772

Gentlemen:

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on April 23, 2019. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 409245E 4563142N)
0-60" loamy fine sand, single grain structure

Ground water depth encountered at 24 inches below grade.

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Culinary water will be provided by Taylor-West Weber Water Improvement District, an extension of an existing approved non-community water system. A letter from the water supplier is required prior to issuance of a permit.

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption system is to be designed using a maximum loading rate of 0.35 gal/sq. ft. /day as required for the loamy fine sand, single grain structure soil horizon.

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.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, 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.

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org

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,

Brett Bunderson, LEHS
Environmental Health Division
801-399-7160
BB/eo



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an alternative access request to use a private right-of-way as the primary access for the rear lot of a future two lot subdivision.

Agenda Date: Wednesday, September 4, 2019

Applicant: William & Jana Colvell

File Number: AAE 2019-04

Property Information

Approximate Address: 3502 N 3175 W, Ogden, UT, 84404

Project Area: 2.58 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Vacant

Proposed Land Use: Vacant/Residential

Parcel ID: 19-010-0085

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

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

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
 801-399-8794

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 15 (Agricultural A-1 Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 Flag lot access strip, private right-of-way, and access easement standards
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 Access to a lot/parcel using a private right-of-way or access easement

Background

The Planning Division is recommending approval of the request for an alternative access for the rear lot of a future two lot subdivision.

The property is in the Agricultural A-1 Zone located at approximately 4186 N 3175 W and is 2.58 acres. The private right-of-way is located just off 3175 West, of Section 16 of Township 7 North, Range 2 West.

Alternative access applications such as this are reviewed and approved administratively by the Weber County Planning Director. It is essential to note that this request is an administrative application and is not a variance or an exception to the standards and criteria outlined in the Uniform Land Use Code of Weber County (LUC). The request conceptually meets the standards as outline in LUC §108-7-29 and meets the criteria for the request as required in LUC §108-7-31.

Alternative access applications should be approved as long as the design standards can be implemented during the development process. The application meets the criteria in LUC §108-7-31(1)(b) which states:

“Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.”

Analysis

General Plan: The General Plan for Western Weber is intended to preserve private property rights while also preserving the rural characteristics of the area. This proposal conforms to the Western Weber General Plan.

Zoning: The subject property is located in the Agricultural Zone more particularly described as the A-1 zone. The purpose and intent of the A-1 zone is identified in the LUC §104-5-1 as:

“The purpose of the A-1 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.”

The application has been forwarded to the applicable review agencies and based on the limited criteria and conditions that govern alternative access application and after a thorough review of the applicant’s proposal, staff feels that the applicant has provided adequate evidence to show that it is unfeasible or impractical to extend a street to serve such parcel due to topographic, or property boundary conditions. This determination is based on the review and analysis of the information provided by the applicant.

Prior to any further development considerations on this site, the applicant will have to provide a complete application that adheres to all Federal, State and County ordinances.

Review Agencies: To date, the proposed alternative access has been approved by the Weber County Engineer. Weber Fire District has not yet approved this proposal. All review agency requirements must be addressed and completed prior to this alternative access being recorded.

Tax Clearance: The 2018 property taxes have been paid in full. The 2019 taxes are will be due in full November 30, 2019.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Summary of Administrative Considerations

- Based on substantial evidence, has it been shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions

Staff Recommendation

Staff recommends approval of the request for an alternative access for a 30’ x 269’ private right-of-way as the primary access for the rear lot of a future two lot subdivision, subject to the following conditions:

1. That approval is based on the concept layout list as Exhibit C of the August 21, 2019 staff report.
2. That the future division of the land is in compliance with all relevant Weber County Land Use and Development ordinances.
3. That in the event evidence is presented that would prohibit the division of land (not otherwise listed in the Weber County Land Use and Development ordinances), this approval is void.
4. That this approval offers no explicit or implicit rights of access along any connected private streets, roads or rights of way serving access to the property.

This recommendation is based on the following findings:

1. Based on substantial evidence, it has been found that it is unfeasible or impractical to extend a street to serve such lot/parcel based on topographic, and property boundary conditions which limits typical access requirements in a unique way.

Administrative Approval

Administrative final approval of an alternative access as the primary access for parcel # 23-007-0003 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: Wednesday, August 19, 2019

Rick Grover
Weber County Planning Director

Exhibits

- A. Map of Location
- B. Application and Narrative
- C. Site Plan

Exhibit A-Location map

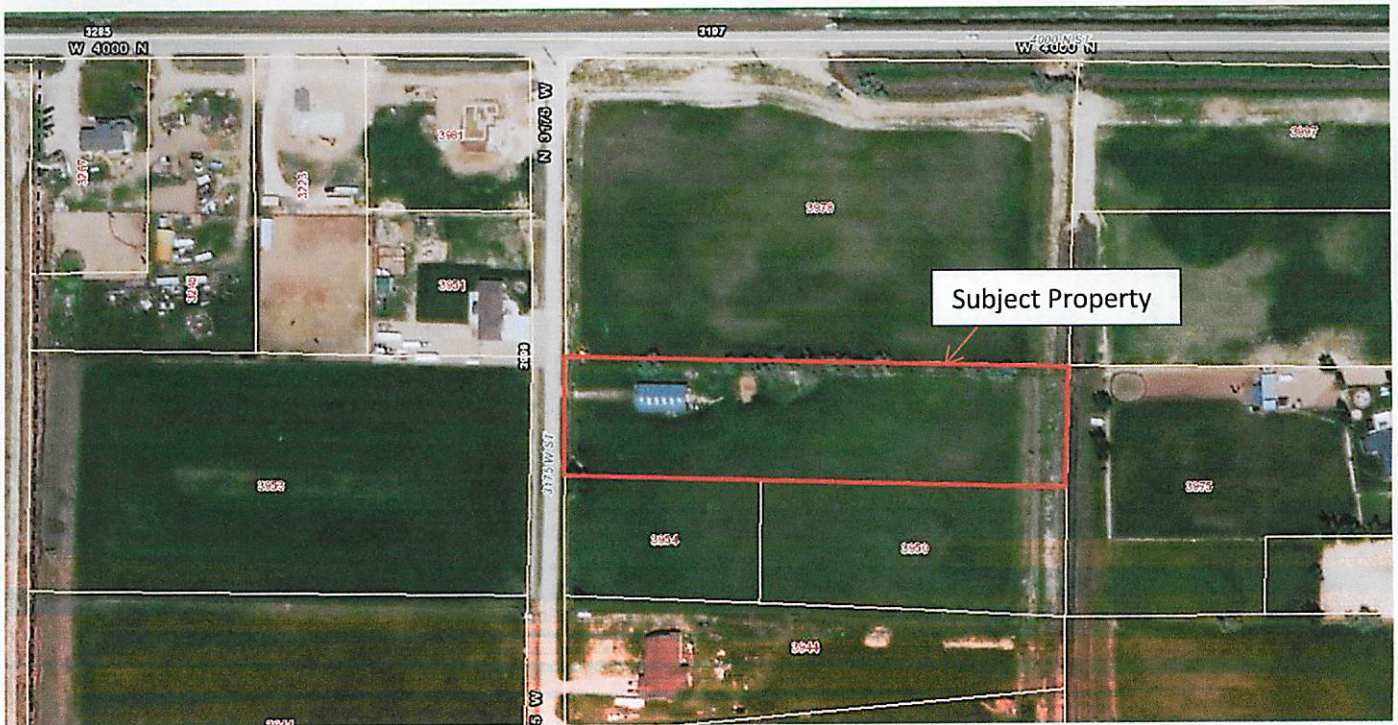


Exhibit B-Application & Narrative

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: \$350.00	Receipt Number (Office Use)	File Number (Office Use)
Application Type			
<input type="checkbox"/> Flag lot access strip <input checked="" type="checkbox"/> Access by Private Right of Way <input type="checkbox"/> Access at a location other than across the front lot line			
Property Owner Contact Information			
Name of Property Owner(s) William Colvell		Mailing Address of Property Owner(s) 3502 N 3900 W Ogden, UT 84404	
Phone 389 3726 801 430 0374	Fax		
Email Address (required) Jana-Fred@hotmail.com		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) Jana Colvell		Mailing Address of Authorized Person 3502 N 3900 W Ogden, UT 84404	
Phone 801 430 0374	Fax		
Email Address (required) Jana Colvell 6@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Property Information			
Project Name FJ subdivision		Total Acreage 2.5	Current Zoning A-1
Approximate Address 4212 N 3175W		Land Serial Number(s) 19-010-0085	
Proposed Use Legal access for 2 lot subdivision			
Project Narrative			

Exhibit B-Application & Narrative

Basis for Issuance of Access to a lot/parcel at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

Sec. 108-7-32. - Access to a lot/parcel at a location other than across the front lot line.

- (1) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.
- (2) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Please provide the following information to support your request for Access to a lot/parcel at a location other than across the front lot line:

- Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.
- The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Property Owner Affidavit

I (We), William Colvell, 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) understand that an approval of an alternative access application does not grant a legal right to access property that I(we) currently do not own.

William Colvell Property Owner _____ Property Owner

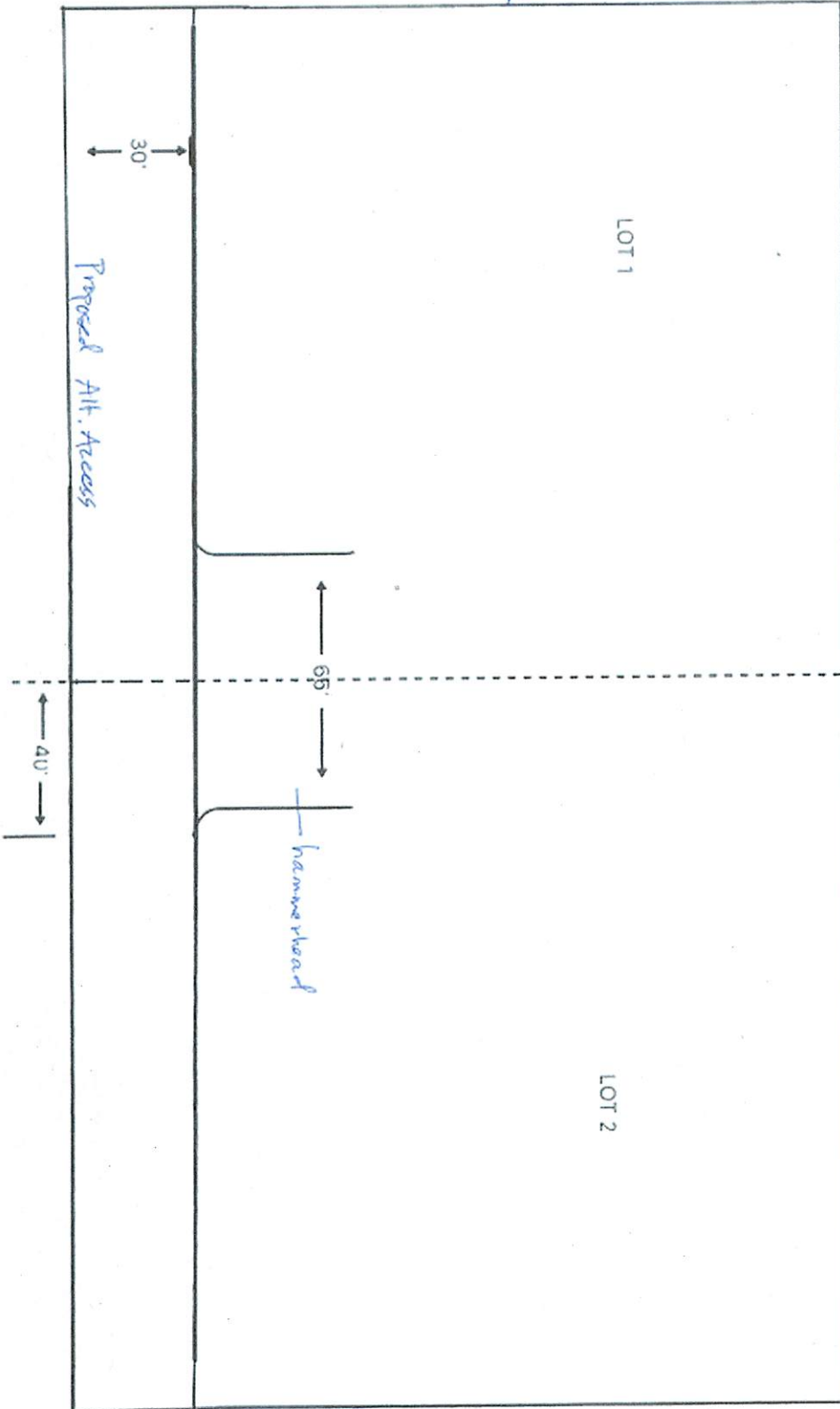
Subscribed and sworn to me this 26 day of June, 2019.

[Signature] Notary



Authorized Representative Affidavit

3175 W. St.



Future : F-1 Subdivision layout



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action to extend an alternative access that would serve two residential lots.

Agenda Date: Wednesday, September 04, 2019

Applicant: Allen Franke

File Number: AAE 2019-06

Property Information

Approximate Address: 585 S 3600 W, Ogden

Project Area: 12 acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Agriculture

Proposed Land Use: Residential/Agriculture

Parcel ID: 15-045-0064, 15-687-0001

Township, Range, Section: T6N, R2W, Section 16

Adjacent Land Use

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

Staff Information

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

Report Reviewer: RG

Applicable Land Use Codes

- Title 104 (Zones) Chapter 5 (Agricultural, A-1)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 31 (Access to a lot/parcel using a private right-of-way or access easement)

Development History

On May 31, 2018, Alternative Access approval to create a private road for one single-family dwelling was granted based on the following conditions:

1. All County reviewing agency requirements shall be met.
2. The private road shall comply with the design, safety, and parcel/lot standards of the alternative access.
3. The applicant will enter into an alternative access agreement that shall be recorded, including the dedication of a half-width that will be a gift to the County at the time of the County's choosing. The language of the agreement shall be mutually decided between the applicant and County.

Franke Estates right-of-way dedication was approved by the County Commission on April 2, 2019.

On April 19, 2019, Franke Estates Subdivision, a proposal to create an 11.8-acre residential lot, was recorded.

Background

The applicant is requesting approval to create a private access road that will provide access to two future homes located on one-acre lots. If this application for an alternative access by private right-of-way is approved, the owner will apply for a two-lot subdivision with a 10-acre remainder parcel that will remain open farmland for crop production. The appropriate roadway dedication is complete since Franke Estates recorded on April 19, 2019. After several meetings with Weber County Staff, it has been determined that at this time it is not feasible or practical to require the owner to dedicate nor construct a 66-foot

right-of-way because the Franke's do not have enough frontage on 3600 West Street. When the property owner to the south wishes to develop their land, the County will require that a sixty-six foot right of way be built to provide frontage.

The alternative access option was created as a means for landowners to provide access over, and across areas that restrict the construction of a standard County 66-foot right-of-way. Alternative access applications should be approved as long as the design standards can be implemented during the subdivision process, and the application meets the criteria in LUC §108-7-31(1)(c) which states:

Based on substantial evidence, it shall be shown that it is infeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

Analysis

Following approval from applicable review agencies and after a thorough review by the Planning Division, staff feels that a private right-of-way that will provide access to 10-ares of farm ground and two residential lots is an appropriate use of the alternative access option. As stated by the applicant, "The Franke's will sign an agreement to provide their portion of (33 feet) of the 66' ROW (see page 10)."

If this proposal is approved, the applicant will be required to ensure that the following design standards are met for the private right of way, as outlined in LUC §108-7-29(1):

(1) *Design standards.*

- a. The flag lot access strip, private right-of-way, or access easement shall be designed and built to a standard approved by the county engineer. The improved road surface does not require hard-surface paving, i.e., concrete or asphalt, but the improvements shall meet the following standards.
- b. The flag lot access strip shall have a minimum width of 20 feet and a maximum width of 30 feet. A private right-of-way or access easement shall have a minimum width of 16 feet and a maximum width of 50 feet. The private right-of-way and access easement width standards may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis.
- c. The improved travel surface of the flag lot access strip, private right-of-way, or access easement shall be a minimum of 12 feet wide if the access serves fewer than five dwellings, and a minimum of 20 feet wide if the access serves five or more dwellings.
- d. The improved road surface of the flag lot access strip, private right-of-way, or access easement shall be capable of supporting a minimum weight of 75,000 pounds.
- e. A turnout measuring at least ten feet by 40 feet shall be provided adjacent to the traveled surface of the flag lot access strip, private right-of-way, or access easement (private access) if the private access is greater than 200 feet in length. The turnout shall be located at the approximate midpoint of the private access if its length is between 200 and 800 feet. If the private access length is greater than 800 feet, turnouts shall be provided at least every 400 feet thereafter. These standards may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis.
- f. The flag lot access strip, private right-of-way, or access easement shall have a maximum grade of ten percent. This standard may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis; however, the maximum grade shall not exceed 15 percent.
- g. The flag lot access strip, private right-of-way, or access easement shall have a minimum vertical clearance of 14.5 feet.
- h. No buildings, structures, or parking areas are allowed within the flag lot access strip, private right-of-way, or access easement.
- i. New bridges, including decking and culverts, shall be capable of supporting a minimum weight of 75,000 pounds. For existing bridges, a currently certified engineer statement of load-bearing capabilities must be submitted to the county engineer and the Weber Fire District for review.
- j. The flag lot access strip, private right-of-way, or access easement shall have a minimum inside travel-way radius of 26 feet, outside travel-way radius of 45 feet, and outside clear zone radius of 50 feet on all curves, particularly switchbacks. The width of the access may need to be increased to accommodate these standards.

- k. Water and sewer lines located within the flag lot access strip, private right-of-way, or access easement require written notification from the agencies providing such services.

(2) Safety standards.

- a. The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement.
- b. A turnaround 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).
- c. A fire hydrant or other suppression method may be required by the fire district.
- d. A site plan showing the location of the home, any proposed access roads, and driveways, along with the location of and distance to the nearest fire hydrant (if available) shall be submitted to the fire district for review.
- e. Conditions may be imposed by the land use authority to ensure safety, accessibility, privacy, etc., to maintain or improve the general welfare of the immediate area.

(3) Lot/parcel standards.

- a. The lot/parcel shall meet all minimum yard and area requirements of the zone in which it is located.
- b. Buildings shall be set back a minimum of 30 feet from the end of the flag lot access strip, private right-of-way, or access easement.
- c. The lot/parcel shall meet the minimum lot width requirement for the zone in which the lot is located at the end of the access strip.
- d. The lot/parcel shall have a flag lot access strip, private right-of-way, or access easement constructed in conformance with subsections (1), (2), and (3) of this section prior to the issuance of land use permits or building permits.

If approved, compliance with the design, safety standards, and lot/parcel standards has been added as a condition of approval to ensure the standards are met.

In addition to demonstrating compliance with the applicable design and safety standards, the applicant will also be required to file an agreement with the County, in which the applicant agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right of way/easement with a street that would serve as a required access to additional lots, as outlined in LUC §108-7-31(2)(b).

Staff Recommendation

Staff recommends approval of the application to create a private right-of-way that will provide access to farm ground and two residential lots based on the following conditions:

1. All County reviewing agency requirements shall be met.
2. The private road shall comply with the design, safety, and parcel/lot standards of the alternative access.
3. The applicant will enter into an alternative access agreement that shall be recorded, including the dedication of a half-width that will be a gift to the County at the time of the County's choosing.

Approval is based on the following findings:

1. At this time, it is not feasible to extend a county right-of-way due to the access strip not having sufficient width.
2. The Franke's are willing to enter into an agreement to provide their portion of the area and are willing to pay the proportionate costs associated with a public right-of-way and gift to the County what would otherwise be required at the time the dedication plat is recorded.
3. The immediate plan to apply for a two-lot subdivision is minimal and does not justify a standard 66-foot right-of-way.

Administrative Approval

Administrative final approval of Franke Estates Alternative Access to create a private road that would serve as an access to farm ground and two residential lots.

Date of Administrative Approval: _____

Rick Grover
Principal Planner

Exhibits

- A. Application
- B. Concept Plan
- C. Narrative
- D. Warranty Deed that divides land

Property 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 <i>Aug 13, 2019</i>	Application Fee: \$350.00	Receipt Number (Office Use)	File Number (Office Use)
Application Type			
<input type="checkbox"/> Flag lot access strip <input checked="" type="checkbox"/> Access by Private Right of Way <input type="checkbox"/> Access at a location other than across the front lot line			
Property Owner Contact Information			
Name of Property Owner(s) <i>Alan + Cynthia Franke</i>		Mailing Address of Property Owner(s) <i>3392 N. 2575 W. Ogden, Ut. 84404</i>	
Phone <i>801-644-9630</i>	Fax		
Email Address (required) <i>frankes5@juno.com</i>		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 (required)		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name <i>Alternative Access - Franke Estates</i>		Total Acreage <i>11.83 acs</i>	Current Zoning <i>A-1</i>
Approximate Address <i>595 S. 3600 W. Ogden, Ut</i>		Land Serial Number(s) <i>15-687-0001</i>	
Proposed Use <i>Single Family Res + Farming</i>			
Project Narrative <i>See attached memo</i>			

Basis for Issuance of Flag lot access strip

The land use authority shall determine whether or not it is feasible or desirable to extend a street to serve a parcel(s) or lot(s) at the current time, rather than approving a flag lot.

Sec. 108-7-30. - Flag lots

- (a) Criteria to be used in determining feasibility or desirability of extending a street shall include, but not be limited to topography, boundaries, and whether or not extending a road would open an area of five acres or more in Western Weber County and ten acres or more in the Ogden Valley for development.
- (b) The lot area exclusive of the access strip shall be a minimum of three acres.
- (c) Each lot shall access a street by means of its own fee title access strip. Successive stacking of lots on the same access strip is not permitted.
- (d) No access strip shall exceed 800 feet in length.
- (e) A maximum of two flag lot access strips may be located adjacent to each other.
- (f) No flag lot shall be allowed which proposes to re-subdivide or include within it (including the access strip) any portion of an existing lot in a recorded subdivision. No subdivision shall be vacated, re-subdivided, or changed in order to meet the requirements of this section.

Please provide information to support your request for a flag lot access strip outlining how the request meets the criteria listed above.

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

Sec. 108-7-31. - Access to a lot/parcel using a private right-of-way or access easement:

Criteria.

- a. The lot/parcel is a bona fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. The lot/parcel is a bona fide agricultural parcel that is actively devoted to an agricultural use that is the main use and is the subject parcel of an approved agri-tourism operation; or
- c. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

Conditions.

- a. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and
- b. The landowner of record or authorized representative shall agree to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Please provide the following information to support your request for access to a lot/parcel using a private right-of-way or access easement:

- Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.
- The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Basis for Issuance of Access to a lot/parcel at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

Sec. 108-7-32. - Access to a lot/parcel at a location other than across the front lot line.

(1) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.

(2) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Please provide the following information to support your request for Access to a lot/parcel at a location other than across the front lot line:

- Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.
- The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Property Owner Affidavit

I (We), Alan Franke, 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) understand that an approval of an alternative access application does not grant a legal right to access property that I(we) currently do not own.

Alan Franke Property Owner _____ Property Owner

Subscribed and sworn to me this 13 day of August, 2019.

Notary

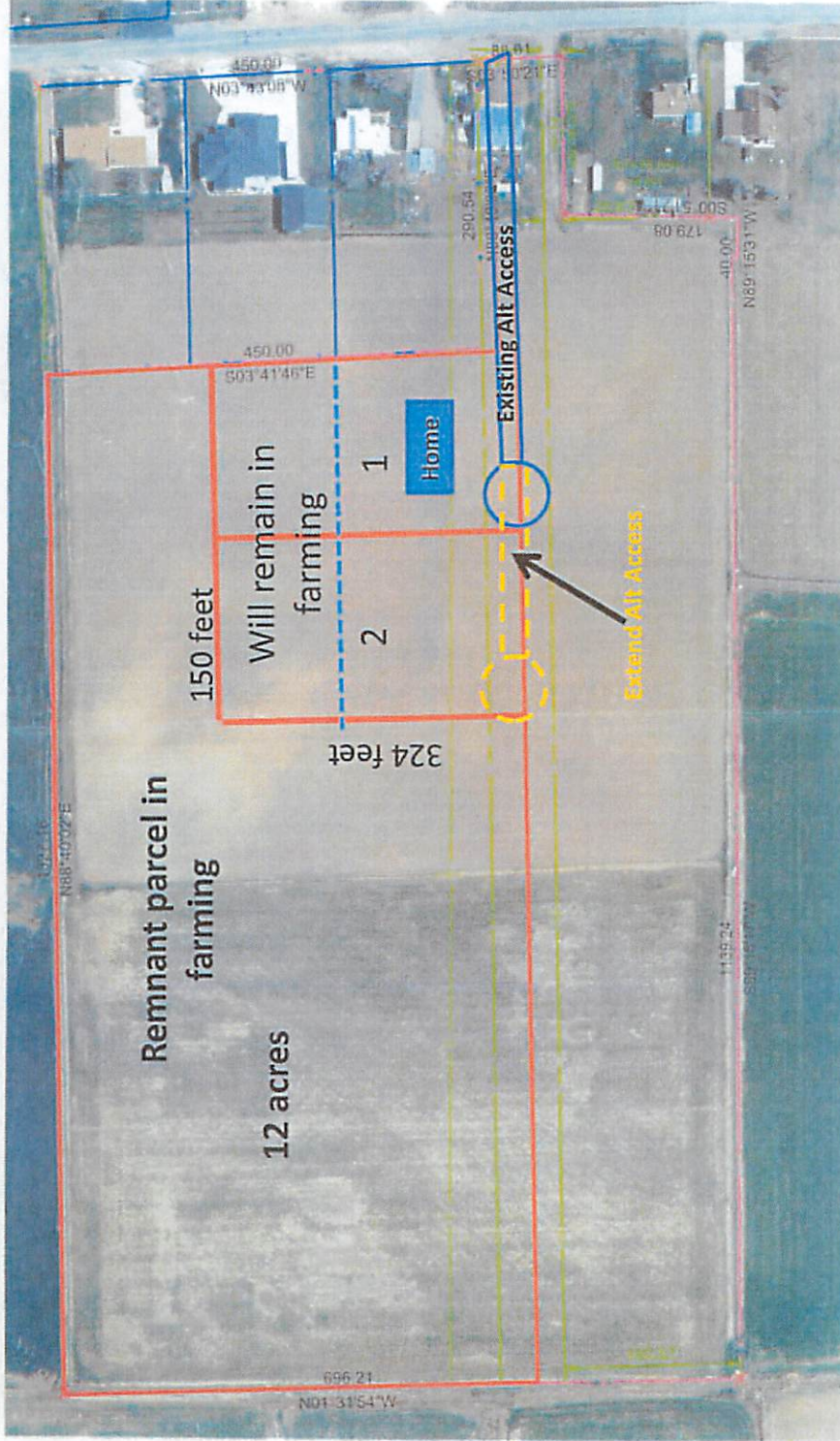
Authorized Representative Affidavit

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



Franke Estates Amended, Concept Plan
Land serial # 15-687-0001

Memo***Application for extension of alternative access for Franke Estates
Subdivision (formerly submitted as Hipwell Estates)***

Date: August 12, 2019

Regarding: Request to extend alternative access to allow for an additional single family building lot at 595 South 3600 West, Ogden Utah 84401.

Applicant: Alan Franke and Cynthia Franke, 3392 North, 2575 West, Ogden, Utah 84404, 801-644-9630, frankes5@juno.com

To: Weber County Planning Department, 2380 Washington Boulevard, Suite 240, Ogden Utah, 84401

Request

On May 31, 2018, Mr. and Mrs. Franke received approval from Weber County for a private driveway/alternate access to access a single family residential lot on a parcel which is approximately 12 acres in size. Access to a public Street is accomplished by using the alternative access/ private drive way connecting to 3600 West. The Frankes are requesting to extend this alternate access approximately 100 feet to the west to allow an additional single family residential lot and to allow for access to an additional home to be built in the future. This would make a total of two single family homes on the 12 acre site.

Since May, the access has been improved by removing an existing agricultural building, installing an 8" water main, a gas main and electricity to the building site. The access has been graded, and a 20 foot travel way improved with appropriate material. The new home will be under construction as soon as building permits are issued by the County. A formal application for an amendment to Franke Estates Subdivision will be submitted if the alternate access extension is approved. The majority of the acreage (approximately 10 acres) will be a remnant parcel and continue to be used as agriculture. The private access would be 12 to 20 feet in width and improved to specifications required by Weber County.

Reasons for the Request

1. The original request for a private drive submitted in March, 2018 indicated that the Frankes would have sufficient frontage on 3600 West to dedicate a 66' ROW. For this reason, the County felt the 66' ROW should be dedicated and the private drive should be denied.

Prior to the administrative review meeting, the Frankes discovered that they would only be given 34' of frontage on 3600 West. Consequently, they no longer would have sufficient frontage to create the 66' ROW. They requested that their item be pulled from the agenda so an amended application could be created and submitted. The new petition was approved on May 31, 2018.

2. Ordinance LUC §108-7-31(1)(c) indicates a full developed right of way should be provided unless the following can be shown:

Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

Since approval of the last application, Mr and Mrs. Franke's situation regarding the right of way access from 3600 West has not changed. They still only have a 34' width connecting to 3600 West. There is not sufficient property to create the full 66' ROW required. The Frankes are requesting approval of an extension of private drive for an single family residential building lot. If approved, an amendment to the Franke Estates Subdivision will be requested and ownership of the property will be transferred to the Franke's son who will build the home.

Since County Ordinance allows up to 5 lots on an alternative access and the circumstances regarding creation of the new public right of way off of 3600 West have not changed, the Frankes request approval of the additional single family building lot.

3. The Frankes will sign an agreement to provide the additional portion(33 feet) of the 66' ROW in the future for the two building lots. However, another party owns the remainder of the property needed for the 66' ROW.
4. The majority of the property owned by the Frankes will continue to be used as farm land. Only enough property to provide the private drive and to build the home and provide landscaping around the home will be in residential use.



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final plat approval of Huckleberry Subdivision, consisting of two lots, located at approximately 4003 W 2550 S, Ogden.

Type of Decision: Administrative

Agenda Date: Wednesday, September 04, 2019

Applicant: Peter Huckleberry

File Number: LVH080719

Property Information

Approximate Address: 4003 W 2550 S, Ogden

Project Area: 1.63 acres

Zoning: Agricultural (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-091-0009

Township, Range, Section: T6N, R2W, Section 33

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural (A-1)
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

The applicant is requesting final administrative approval of a two lot subdivision known as Huckleberry Subdivision located at 4003 W 2550 S, Ogden. The proposed Lot 1 contains an existing dwelling. The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration are in conformance with the current zoning and the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of one acre single family residential development in the area (2003 West Central Weber County General Plan, Residential Uses, Page 1-4).

Zoning: The subject property is located in the Agricultural (A-1) Zone. Single-family dwellings are a permitted use in the A-1 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-5-7 the A-1 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150'. All lots within the proposed subdivision meet the zoning requirements for area and width.

Culinary water and sanitary sewage disposal: The new lot will receive culinary water service from Taylor West Weber Water and sanitary sewage disposal will be handled by a septic system. Feasibility letters have been provided by Taylor West Weber Water and the Weber Morgan Health Department. The will serve letter for culinary water states that Hooper Irrigation is the service provider for secondary water, and that a connection to the secondary system is required.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of Huckleberry Subdivision (LVH080719). This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Deferral for curb, gutter, sidewalk, and asphalt will be required prior to recording the subdivision plat.

The recommendation for approval is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with the Weber County Land Use Code.

Administrative Approval

Administrative final approval of Huckleberry Subdivision (LVH080719) 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.

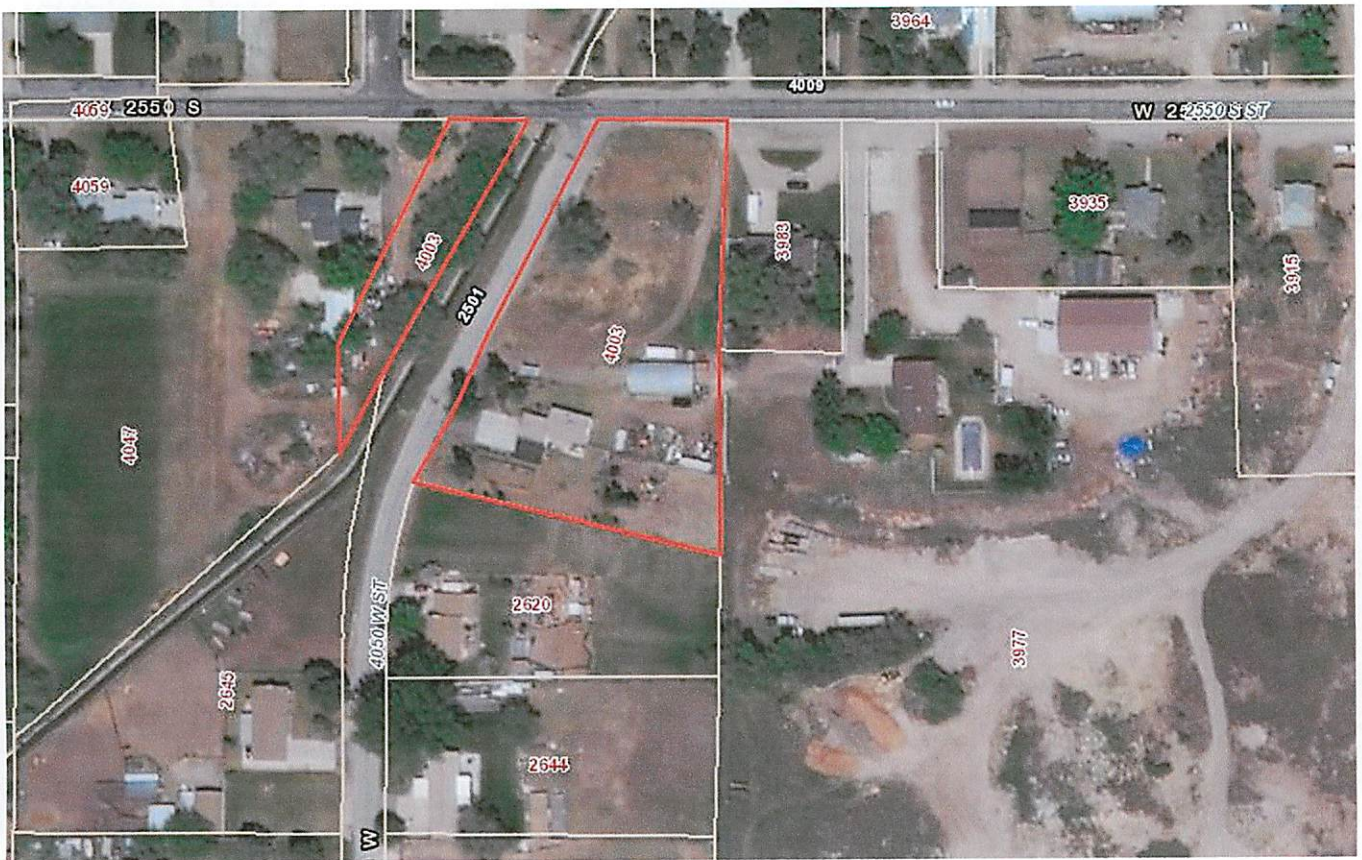
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

A. Final subdivision plat

Location Map 1



HUCKLEBERRY SUBDIVISION
 SITUATE IN THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 6 NORTH,
 RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. WEBER COUNTY, UTAH
 SEPTEMBER, 2019

SURVEY

I, **Robert Johnson**, do hereby certify if the State of Utah in accordance with Title Surveyors Act, and that I have drawn and monuments as represented on this plat, **WEBER COUNTY, Utah**, has been drawn in correct representation of the best data upon data compiled from records in the survey job by me on the ground. I further certify and endorse the **Webber Clegg** measurements have been complied with

Signed this _____ day of _____
 9214931
 Utah License Number **Robert Johnson**

OWNERS DEDICA
 We the undersigned owners of the here subdivided into lots and streets **HUCKLEBERRY SUBDIVISION**, in portions of said tract of land design, thoroughfares and also to grant and de and under the lands designated herein drainage easements and canal easements easements maintenance and operation facilities, irrigation canals or for the pr natural state which ever is applicable as no buildings or structures being erected

Signed this _____ day of _____
 Peter Carl Huckleberry and Debi Rae

Notary's Note
 State of _____
 City of _____ to wit: _____
 I, _____ a Notary Public
 hereby certify that _____ whose name is signed to day of _____ 2019, have knowingly appeared before me as personally known to me as identification.
 Given unto my hand this _____
 My commission expires _____
 Notary Public

OWNER:
 Peter and Debi Huckleberry
 4001 West 2550 South
 Ogden, Utah 84401

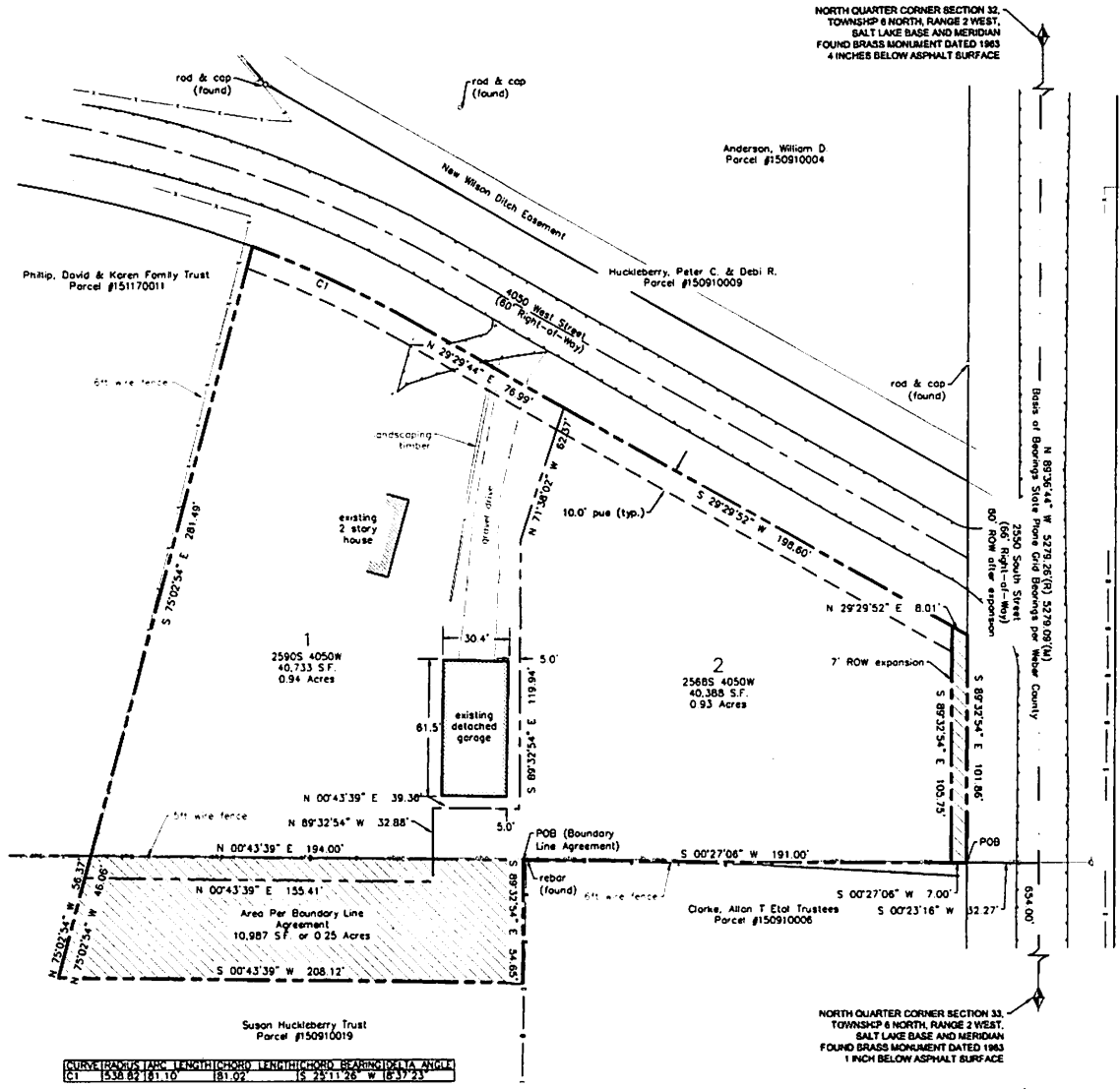
BASIS OF BEARINGS
 The Basis of Bearings for this Plat is the Section Line between the North Quarter Corner of Section 33 and the North Quarter Corner of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Shown Hereon as N89°36'34"W

NARRATIVE
 The purpose of this plat is to re-evaluate the boundary of the Peter and Debi Huckleberry parcel and to divide the below described property into 2 lots as shown. A boundary line agreement was entered with the eastern line adjacent to add enough land for subdivision lot representations as described.

BOUNDARY DESCRIPTION
 Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:
 Beginning at a Point which lies N29°34'34"W 454.00 feet, on the line between the North Quarter Corner of said Section 33 and the North Quarter Corner of said Section 32, and S00°23'16"W 32.27 feet from the North Quarter Corner of said Section 33, Thence S00°27'06"W 198.00 feet, Thence S00°43'39"W 194.00 feet, Thence N75°02'54"W 281.49 feet to the east line of 4050 West Street, Thence 3 courses along said street as follows: (1) Northerly along the arc of a 538.92 foot radius curve to the right 81.10 feet, chord bears N25°11'26"E 81.02 feet, (2) N29°29'52"E 39.84 feet, and (3) N29°29'52"E 243.76 feet to the south line of 2550 South Street, Thence along said south line of 2550 South Street S89°32'54"E 101.86 feet to the Point of Beginning. Containing 70,860 square feet or 1.63 acres.

BOUNDARY LINE ADJUSTMENT DESCRIPTION
 Part of the Northwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:
 Beginning at a Point which lies N29°34'34"W 454.00 feet, on the line between the North Quarter Corner of said Section 33 and the North Quarter Corner of said Section 32, and S00°23'16"W 32.27 feet, and S00°27'06"W 198.00 feet from the North Quarter Corner of said Section 33; Thence S89°32'54"E 54.65 feet to the west boundary of Susan Huckleberry Trust; Thence along the west boundary of said Susan Huckleberry Trust S00°43'39"E 208.12 feet, Thence N75°02'54"W 56.37 feet, Thence N00°43'39"E 194.00 feet to the Point of Beginning. Containing 10,987 square feet or .25 acres.

NOTE
 Agriculture is the preferred use in the agricultural zone. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no other agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1538.82	181.10	181.02	S 25°11'26" W	18°37'23"

LEGEND

- Adjacent Lot Line
- - - Property Line
- Subdivisions Boundary
- - - Right of Way
- Crossover Road
- Easement Line
- Sanitary Sewer and Manhole
- Storm Line and Manhole
- Waterline
- Underground Electric Line
- Underground Fiber Optic Line
- Underground Gas Line
- Asphalt
- Building
- Fence Wire
- Rod Found
- Telephone Pedestal
- Telephone Masthole
- Telephone Box
- Fire Hydrant
- Water Valve
- Water Meter
- Electric Pedestal
- Manometer
- Fiber Optic Marker
- Electric Transformer
- Light Pole
- Irrigation Control Valve
- Sanitary Cleanout
- Utility Pole
- ◆ Section Corner Monument

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 laws 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 _____, 20____
 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 here in force and effect.
 Signed this _____ day of _____, 20____
 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 _____, 20____
 Weber-Morgan Health Department

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 _____, 20____
 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 realization of the improvements.
 Signed this _____ day of _____, 20____
 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 _____, 19____
 Chairman, Weber County Commission

Every Filed:
 At _____
 Record
 Record
 Weber