

KIPPEN PLANNING & DEVELOPMENT

— Land Use Consulting —

Response Letter to:

Weber County Subdivision Review Committee

Project: Fortin Lee-Subdivision

Date: 2/8/2021

From:

Kippen Planning and Development, LLC

PO Box 789

Morgan, UT

Phone: (801) 710-8303

Plan Comments & Responses:

1. Updated title report **Submitted within 30 days (actually 28 days from today's date) which will meet the statute.**
2. Final approval from the State Engineer for an extension of previous well permit (lapsed 2017)
3. As this subdivision does not lie within a culinary nor a secondary water district, luc 106-4-2(m) does not apply. Per luc 106-4-2(n): Irrigation shares must be recorded to the lot in this proposed one-lot subdivision, at or prior to recording the final plat. **See attached water right number 35-12668 documentation for water usage; The property owner has purchased adequate water from Weber Basin for culinary and irrigation shares. Due to the property not being built on the well permit has expired and I am currently going through the process of reinstating the well permit with the State Division of Water Rights. This process will take approximately 2-3 months. I have already initiated the process.**
4. Please provide the entry numbers for the well protection easement. Those easements will need to be recorded and put on the plat prior to approval. **Noted. Well protection easements will be recorded simultaneously with the plat. I will provide you with a copy of the final recorded easements and recorded plat with entry's # on it for your records.**
5. Is there a reason that a 10' PUE is not on the south boundary but not on the north? **Both the lots to the North and South have been developed. The property to the East is Eagle Ridge Subdivision. We would like to proceed without any PUE's along the side and rear yard due to development already taken place surrounding this lot (Eagle Ridge Subdivision is along the rear of the lot). After speaking with Tucker, we have been given the ok to proceed without PUE's on the North, South, or East side of the property lines. See revised plat.**
6. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval. **We are requesting a deferral agreement based on the current condition of River Drive.**
7. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed." **See revised plat.**
8. Please provide owner contact info in Frontier. **Adequate information has been provided for the ownership of the property. I have been hired by the owners of the property to manage this project and the adequate information has been submitted for me to act on behalf of the owner in processing this application. Please see the signed and submitted application form.**

Please contact me with any questions or concerns regarding the resubmittal.

Respectfully,

Ronda Kippen

Principal Planner