

# 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	Fees (Office Use) \$600	Receipt Number (Office Use) 2248	File Number (Office Use)
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## Subdivision and Property Information

Subdivision Name Causey Estates Subdivision No 1		Number of Lots 2
Approximate Address 15278 E Aspen Cir Hontsville UT	Land Serial Number(s) 23-059-0011 23-059-0012	
Current Zoning	Total Acreage 4	
Culinary Water Provider Association	Secondary Water Provider None	Wastewater Treatment Septic

## Property Owner Contact Information

Name of Property Owner(s) Lynn and Dana Wood		Mailing Address of Property Owner(s) 1254 6 <sup>th</sup> street Ogden UT 84404	
Phone 801 621 0440	Fax 801 399 9264		
Email Address Lynn@WoodRichards.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	

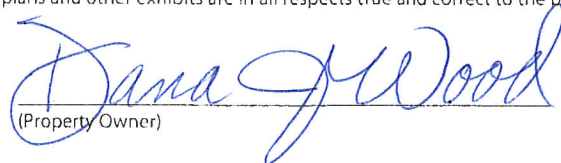
## Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Utah Land Surveying		Mailing Address of Surveyor/Engineer Mike Wahgemann 2302 W 2100 S Syracuse UT 84075	
Phone 801 725 8395	Fax 801 820 7775		
Email Address mikew@utahlandsurveying.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Owner Affidavit

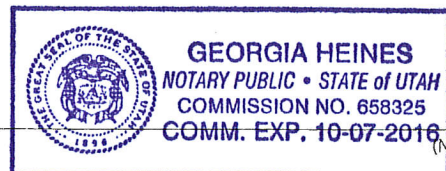
I (We), Lynn Wood and Dana Wood, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

  
(Property Owner)

  
(Property Owner)

Subscribed and sworn to me this 20 day of Aug, 2013





(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.

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### Process

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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: \_\_\_\_\_



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## 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:

"Small 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

Every person who shall become the legal or equitable owner of any lot in the subdivision by any means is, by the act of acquiring such title, or by the act of contracting to acquire such title, held to have agreed to pay Causey Estates all charges that Causey Estates may make in accordance with these covenants, its Articles of Incorporation, by-laws, and resolutions of the Board of Trustees. If such payment is not made when due, it shall bear interest from the date due until paid at the rate set by Causey Estates Lot Owner's Association and recorded in the Bylaws of Causey Estates. Causey Estates may publish the name of a delinquent member and may file notice that it is the owner of a lien to secure payment of the unpaid charge plus costs and reasonable attorney's fees and which lien shall encumber the lot or lots of a delinquent owner and may be foreclosed in accordance with the laws of the State of Utah.

- (d) Any funds accumulated as a result of the charges levied by Causey Estates shall be used exclusively for purposes of promoting the recreation, health, safety and welfare of the members of Causey Estates and in particular to provide maintenance of roadways, gates, water services and administering the common areas.
- (e) The Articles of Incorporation of Causey Estates as amended \_\_\_\_\_, 1998 and filed in the office of the Secretary of State of the State of Utah are maintained as a separate document but are attached to and become a part of this set of documents.

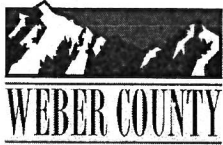
## **B. SUBDIVISION LOTS.**

### **1. SINGLE FAMILY RESIDENTIAL LOTS.**

a. All the lots within the subdivision are herein designated as single family residential lots, and may not be re-subdivided into smaller lots. A single dwelling residential lot may have one single residential dwelling, one storage shed, and one carport or one detached garage. Neither the lot nor the building thereon may be used in any way for commercial purposes. Renting the premises for the approved purpose will not be construed as being a commercial purpose. Riding horses, not exceeding four in number, may be temporarily kept on a residential lot. If common facilities for the keeping of horses, within or adjacent to the common areas, be at any time developed by Causey Estates, the keeping, stabling, corralling or pasturing of same upon a residential lot may thereafter be curtailed pursuant to notice by the Environmental Control Committee to the lot owners.

### **2. SET BACK REQUIREMENTS.**

- a. Dwelling set backs shall be not less than 30 feet from the front property line and not less than 15 feet from side and rear property lot lines.
- b. No enclosures for maintaining horses shall be constructed closer than 30 feet from the front property line and 15 feet from the side property lot line and in no case shall a structure be constructed within 75 feet of an existing residence upon an adjacent lot. First issued building permits (good for one year) shall prevail in situations where structures are planned but not yet constructed on adjacent lots.



WEBER COUNTY CMS RECEIPTING SYSTEM  
OFFICIAL RECEIPT

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

Date: 01-NOV-2013

Receipt Nbr: 2248

ID# 15614

Employee / Department: ANGELA - 4181 - PLANNING  
Monies Received From: LYNN WOOD  
Template: PUBLIC WORKS  
Description: 2-LOT SUBDIVISION, LOT VACATION

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

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	720.00
Grand Total	\$	=====	720.00

Account Number	Account Name	Comments	Total
2013-01-4148-3419-0564-000	SURVEYOR'S SUBDIVISION FEE		200.00
2013-01-4149-3419-0564-000	ENGINEERING SUBDIV. FEES		200.00
2013-08-4181-3419-0550-000	ZONING FEES		120.00
2013-08-4181-3419-0564-000	SUBDIVISION FEES - PLANNING		200.00
TOTAL \$			720.00

Check Amounts

720.00

Total Checks: 1

Total Check Amounts: \$ 720.00

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