



Staff Review Transmittal

Weber County Planning Division

Application Information

Application Request: Bailey Acres Cluster Subdivision PH. 1 2nd Amendment
Applicant: Michael Lattin and Richard Buck
Authorized Agent: Michael Lattin
File Number: UVB 082614

Property Information

Approximate Address: 3194 East 4650 North Liberty, UT 84310
Project Area: 1.224 Acres
Zoning: AV-3
Parcel ID: 22-144-0002/22-144-0003

Staff Information

Staff Reviewer: **Ronda Kippen**
rkippen@co.weber.ut.us
801-399-8768

Summary of Staff Review:

ATTACHED ITEMS:

X Plans

X Written Comments

Attached are review comments and redlined plans regarding your application for the Bailey Acres Cluster Subdivision Ph. 1 2nd Amendment. The items herein need to be addressed prior to the subdivision being forwarded for approval by the Land Use Authority. Detailed written comments regarding the project's compliance with the applicable Weber County Land Use Code are attached. Please refer to <https://miradi.co.weber.ut.us/> to ensure that all comments and reviews from the applicable departments on your project have been addressed. Please provide all corrections in both hard copy and digital (PDF) formats.

Staff Comments:

The following is a checklist synopsis of items of concern. Each are explained better in relationship to their County Code requirements in the subsequent pages.

FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:

1. Please provide a note on the final plat regarding the agricultural use of the zone and adjacent property.
2. A notice may be required to be recorded against the subject properties, after recording the final plat, acknowledging that the original and/or amended CC&R's are still in effect and on record with the Weber County Recorder's Office.

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 1-8 as applicable.

Once a complete application has been submitted the departments will be able to commence with the review process. These departments may make additional comments on the project once they have been able to complete the re-review process. Please review the attached items and make any requested additions or modifications.

Should you have any questions, please feel free to call me at 801-399-8768.

Thank you,
Ronda Kippen
Planner II

This information relates Staff review comments to relevant County Codes.

...

Sec. 106-1-8. Final plat requirements and approval procedure.

...

(B) Final plat requirements.

...

(5) For subdivisions that are located in areas of unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and AV-3), the following statement shall be required on each page of the final plat: *"Agriculture is the preferred use in the agricultural zones. 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 allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision."*

- Please provide the above "Agricultural Notice" on the final plat.

...

Sec. 106-2-6. Cluster subdivisions; special provisions.

...

(b) Provision of common open space.

...

(5) Maintenance of common open space, etc.

a. As assurance of maintenance of the common open space and other improvements where so required, the subdivider shall cause to be formed prior to the recording of the final plat, a lot owners' association and shall establish articles of incorporation of the association, bylaws and covenants outlining the purpose, organization and operation of the association.

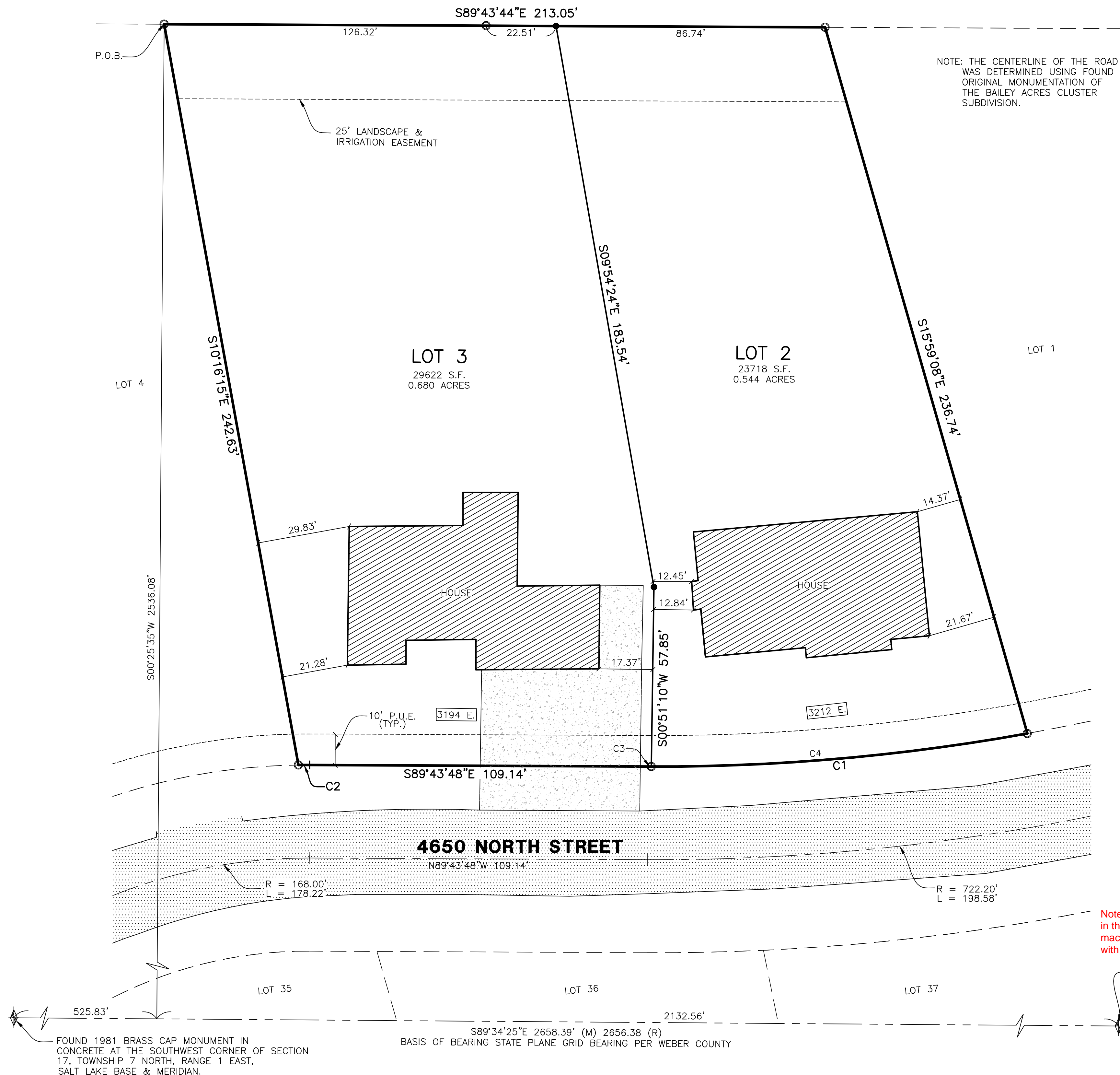
b. Such articles of incorporation and covenants shall among other things provide:

1. That membership shall be mandatory for each lot purchased and each successive buyer.
2. That common open space restrictions must be permanent, not just for a period of years.
3. That the association shall be responsible for liability insurance, local taxes and the maintenance of recreational and other facilities.
4. That lot owners must pay their pro-rate share of the costs.
5. That the assessment levied by the association can become a lien on the property.
6. That the association shall be able to adjust the assessment to meet changed needs.
7. In the event the lot owners association does not maintain the common open space and improvements as proposed and indicated at the time of subdivision, the county may at its option, do or contract to have done the required maintenance and recover the costs incident thereto by means of a lien against the involved properties of the members of the lot owners association.

- A notice may be required to be recorded against the subject properties, after recording the final plat, acknowledging that the original and/or amended CC&R's are still in effect and on record with the Weber County Recorder's Office.

BAILEY ACRES CLUSTER SUBDIVISION PH.1 2nd Amendment

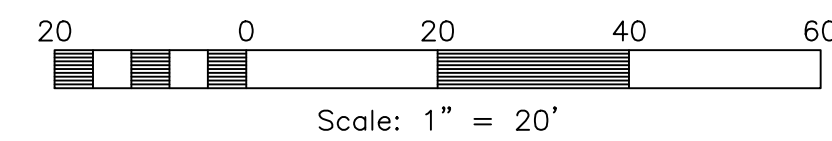
AMENDMENT OF LOTS 2 AND 3
PART OF THE SOUTHWEST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2014



NOTE: THE CENTERLINE OF THE ROAD WAS DETERMINED USING FOUND ORIGINAL MONUMENTATION OF THE BAILEY ACRES CLUSTER SUBDIVISION.

LEGEND

- = SECTION CORNER
- = FOUND STREET MONUMENT
- = FOUND REBAR AND CAP LABELED "REEVE & ASSOCIATES"
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING BUILDING
- = P.U.E. = PUBLIC UTILITY EASEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS S89°34'25"E BETWEEN FOUND WEBER COUNTY MONUMENTS LOCATED AT THE SOUTHWEST AND SOUTH QUARTER CORNERS OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. (STATE PLANE GRID BEARINGS PER WEBER COUNTY)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 2 AND 3.

BOUNDARY DESCRIPTION

A PART OF SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°34'25"E 525.83' AND S00°25'35"W 2536.08 FEET FROM A FOUND 1981 BRASS CAP MONUMENT OF SAID SECTION 17 AND RUNNING THENCE S89°43'44"E 213.05 FEET; THENCE S15°59'08"E 236.74 FEET TO A POINT ON A 670.20 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 122.85 FEET (CHORD BEARS S85°01'07"W 122.68 FEET); THENCE N89°43'48"W 109.14 FEET TO A POINT ON A 198.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 3.63 FEET (CHORD BEARS S89°44'42"W 3.63 FEET); THENCE N10°16'15"W 242.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,340 SQUARE FEET OR 1.224 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	670.20'	122.85'	122.68'	61.60'	S85°01'07"W	10°30'09"
C2	198.00'	3.63'	3.63'	1.81'	S89°44'42"W	1°03'01"
C3	670.20'	1.00'	1.00'	0.50'	N89°46'22"W	0°05'08"
C4	670.20'	121.85'	121.68'	61.09'	S84°58'34"W	10°25'01"

Note 1: Agriculture is the preferred use in the agricultural zones. 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 allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.

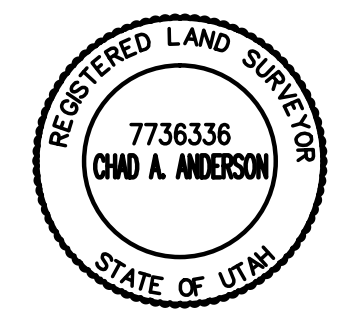
FOUND 1981 BRASS CAP MONUMENT IN CONCRETE AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

DEVELOPER:
MIKE LATTIN
3194 EAST 4650 NORTH
LIBERTY, UTAH 84310

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, 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 THAT 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 THAT THIS PLAT OF BAILEY ACRES CLUSTER SUBDIVISION PH.1 2ND AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 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____.



7736336
UTAH LICENSE NUMBER CHAD A. ANDERSON

OWNERS 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 RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT BAILEY ACRES CLUSTER SUBDIVISION PH.1 2ND AMENDMENT, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

MICHAEL S. LATTIN TRUSTEE GWENDOLYN H. LATTIN TRUSTEE
RICHARD L. BUCK NATALIE BUCK

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: C. ANDERSON
Designer: E. ROCHE
Begin Date: 07-30-14
Name: BAILEY ACRES CLUSTER SUBD. PH.1 2ND AMD.
Number: 6395-01
Revision: _____
Scale: 1"=20'
Checked: _____

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 INSTALLATION OF THESE IMPROVEMENTS.

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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 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 _____, 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 NOW IN FORCE AND AFFECT.
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 Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
_____ Deputy.