

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**February 3, 2022
4:00 to 5:00 p.m.**

1. Minutes: January 24, 2022

2. Administrative Items

2.1 LVG122221 - Consideration and action on a request for administrative approval of Gibson Ranchettes No 4 consisting of 2 lots. **Presenter Felix Lleverino.**

2.2 LVJ010522 - Consideration and action on a request for administrative approval of J&A Gibson Subdivision consisting of 2 lots. **Presenter Felix Lleverino.**

2.3 LVC122821: Consideration and action on a request for approval of Combe South Estates No. 2 First Amendment. **Presenter Steve Burton.**

2.4 LVS102521: Consideration and action on a request for approval of Summerset Farms Phase 4, 1st Amendment. **Presenter Tammy Aydelotte.**

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of January 24, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Planner; June Nelson, Secretary

- 1. Minutes approved from: November 22, 2021, August 25, 2021**
- 2. UVA111821** Consideration and action on a request for final approval of Aspen Ridge at Powder Mountain Subdivision First Amendment located at approximately 6152 N Powder Ridge Rd. **Presenter Steve Burton.**

The applicant has submitted a request for final approval of Aspen Ridge at Powder Mountain Subdivision First Amendment. The purpose of the amendment is to add property to one lot, and to adjust a boundary between two lots. The proposal does not create any more lots than currently exist (eleven).

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Administrative Approval is granted based on staff report and findings.

Staff recommends final approval of Aspen Ridge at Powder Mountain First Amendment. This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Date of Administrative Approval: January 24, 2022

Approved by Rick Grover, Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative approval of Gibson Ranchettes No 4 consisting of 2 lots.
Agenda Date: Thursday, February 03, 2022
Applicant: Shane McFarland, Representative
File Number: LVG122221

Property Information

Approximate Address: 504 S 4450 West
Project Area: 2.96 Acres
Zoning: Agricultural (A-2)
Existing Land Use: Residential/Agricultural
Proposed Land Use: Residential
Parcel ID: 15-528-0003, 15-049-0042, 15-049-0057
Township, Range, Section: T6N, R2W, Section 17

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767
Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-1)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a two-lot subdivision that occupies an area of 2.96-acres for residential lots and 5.73 acres for a remainder parcel. Lot 2 contains an existing home that fronts 400 South Street. Lot 1 contains an existing home that fronts 4450 West Street. Both right-of-ways have the appropriate dedication width and both roads are built to the Weber County public road standard.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

“The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

- 1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- 2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- 3. Direct orderly low-density residential development in a continuing rural environment.”*

Site Development Standards: Lots created in the A-1 Zone are required to comply with site development standards for the A-1 Zone. Each lot within this proposal exceeds these minimum standards.

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)”. Area dedication to the public right of way 3600 West Street shall be approved by the County Commission.

Public Right-of-Way Connectivity: There is no requirement at this time to require ROW dedication on an existing ROW or a future ROW. Access to the remainder 5.7-acre parcel is available via a 60’ wide parcel.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Connections for culinary water exist to both homes within lots one and two. Taylor West Weber Water is the service provider.

Irrigation Water: Since the owners have an existing connection to Taylor West Weber Water District, they will not be required to provide proof of secondary water. The owners shall abide by the regulations from the District.

Sewer Services: Both lots possess existing connections to a sanitary or sewer system.

Review Agencies: The Weber County Fire District has approved this proposal. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Staff Recommendation

Staff recommends that final plat approval of the Gibson Ranchettes No 4. Administrative final approval from the Planning Division is based on the following conditions:

1. The owner shall enter into a Deferral Agreement for curb, gutter, and sidewalk,
2. The plat shows a test pit within each lot.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of the Gibson Ranchettes No 4, consisting of 2 lots, is hereby granted based on the conditions and finding stated in this planning division staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

GIBSON RANCHETTES SUBDIVISION NO. 4
 LOCATED IN THE EAST HALF OF SECTION 17,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2021

Exhibit A

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF 400 SOUTH STREET BEING LOCATED SOUTH 0°54'26" WEST 2482.16 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND NORTH 88°45'18" WEST 660.33 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°24'30" WEST 299.87 FEET; THENCE NORTH 89°35'30" WEST 2.84 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE SOUTH 01°31'08" WEST 301.24 FEET; THENCE NORTH 88°59'59" WEST 341.34 FEET TO THE EAST RIGHT-OF-WAY OF 4450 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°24'30" EAST 202.31 FEET; THENCE SOUTH 89°35'30" EAST 200.00 FEET; THENCE NORTH 00°24'30" EAST 397.41 FEET TO SAID SOUTH RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°45'18" EAST 150.02 FEET TO THE POINT OF BEGINNING. CONTAINING 129,152 SQ.FT. OR 2.96 AC, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS GIBSON RANCHETTES SUBDIVISION NO. 4 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

GIBSON RANCHETTES SUBDIVISION NO. 4

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES; STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2021. SIGNED THIS ____ DAY OF _____, 2021. SIGNED THIS ____ DAY OF _____, 2021.

EUGENE W. AND LINDA S. ATKINSON REVOCABLE LIVING TRUST YVETTE VANDENBERGHE FAMILY TRUST KN & LN, LLC

BY: EUGENE E. ATKINSON, TRUSTEE BY: YVETTE VANDENBERGHE, TRUSTEE BY: LANA NIELSEN, MANAGER

BY: LINDA S. ATKINSON, TRUSTEE BY: JOSEPH E. VANDENBERGHE, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me EUGENE E. ATKINSON AND LINDA S. ATKINSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEES OF THE YVETTE VANDENBERGHE FAMILY TRUST DATED THE 18TH DAY OF NOVEMBER, 2010, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said EUGENE E. ATKINSON AND LINDA S. ATKINSON acknowledged to me that said *Corporation executed the same.

STAMP NOTARY PUBLIC
ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

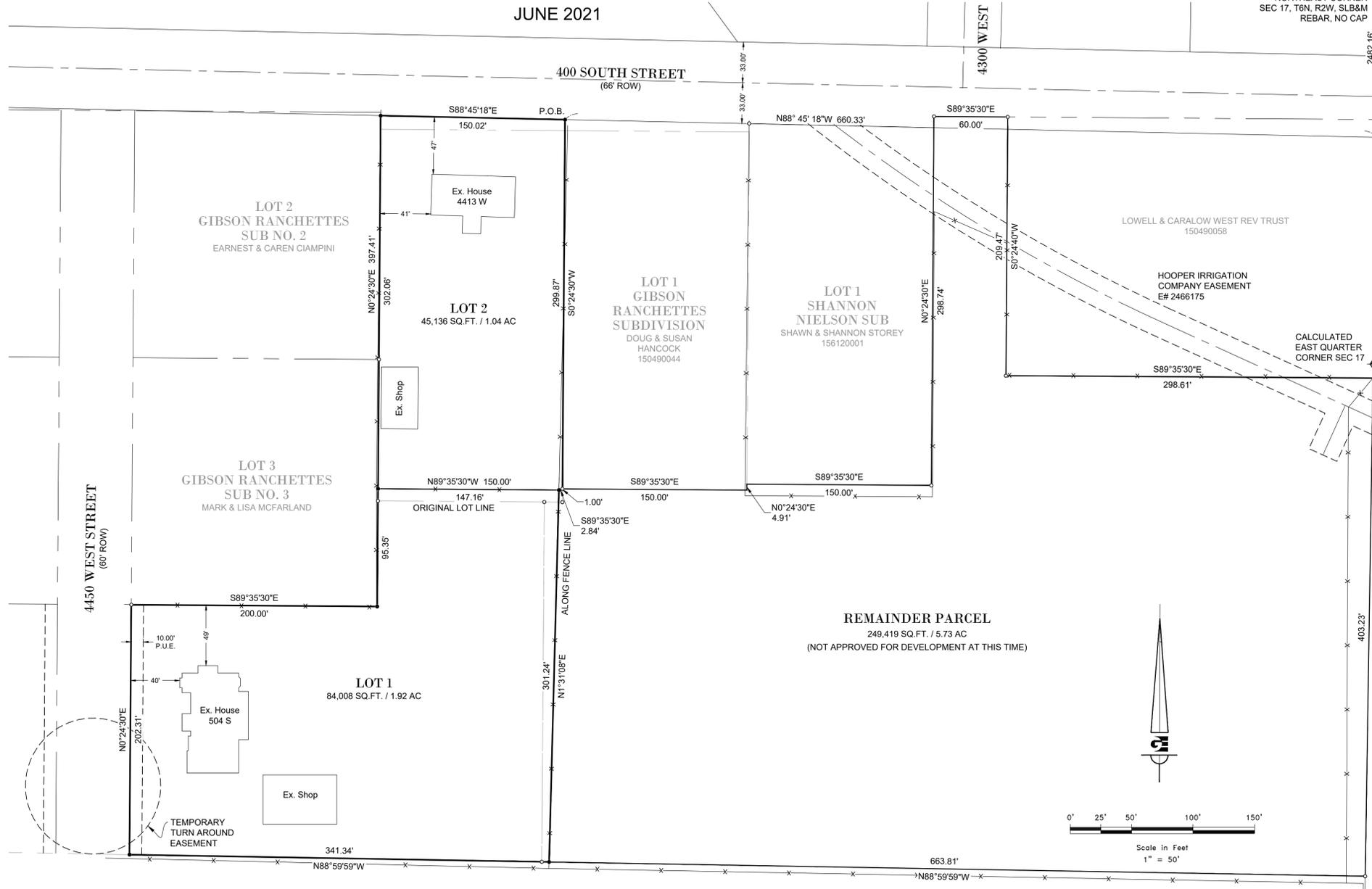
On this ____ day of _____, 2021, personally appeared before me YVETTE VANDENBERGHE AND JOSEPH E. VANDENBERGHE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEES OF THE YVETTE VANDENBERGHE FAMILY TRUST DATED ORIGINALLY JANUARY 10, 1997 AND AMENDED AND RESTATED ON THE 25TH DAY OF JANUARY, 2019, AS AMENDED, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said YVETTE VANDENBERGHE AND JOSEPH E. VANDENBERGHE acknowledged to me that said *Corporation executed the same.

STAMP NOTARY PUBLIC
ACKNOWLEDGEMENT

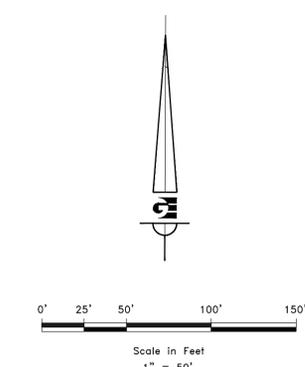
STATE OF UTAH)
 COUNTY OF WEBER)

On this ____ day of _____, 2021, personally appeared before me LANA NIELSEN, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER OF KN & LN, LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said LANA NIELSEN acknowledged to me that said *Corporation executed the same.

STAMP NOTARY PUBLIC



REMAINDER PARCEL
 249,419 SQ.FT. / 5.73 AC
 (NOT APPROVED FOR DEVELOPMENT AT THIS TIME)

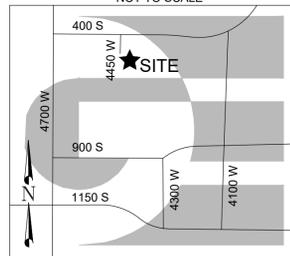


NOTES

- ZONE A1
 MINIMUM AREA: 40,000 SQ.FT.
 MINIMUM LOT WIDTH: 150 FT.
 MINIMUM YARD SETBACK DWELLING:
 FRONT 30 FT. / REAR 30 FT. / SIDE 10 FT. WITH TOTAL OF 2 NOT LESS THAN 24 FT.
 MINIMUM YARD SETBACK ACCESSORY BUILDING:
 10 FT. EXCEPT 1 FT IF LOCATED AT LEAST 6 FT. IN REAR OF MAIN BUILDING
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0189E WITH AN EFFECTIVE DATE OF DECEMBER 15, 2005.

AGRICULTURAL NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE 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 AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

VICINITY MAP
 NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
- SET 5/8" X 24" REBAR & CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____, 2021.
 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 EFFECT.
 SIGNED THIS ____ DAY OF _____, 2021.
 COUNTY ATTORNEY

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 SIGNED THIS ____ DAY OF _____, 2021.
 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 _____, 2021.
 CHAIRMAN, WEBER COUNTY COMMISSION
 ATTEST: _____
 NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 SIGNED THIS ____ DAY OF _____, 2021.
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
 I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
 SIGNED THIS ____ DAY OF _____, 2021.
 DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CHANGE THE BOUNDARIES OF PARCEL NO. 150490042, NO. 150490057 AND LOT 9, MARYANN ESTATES SUBDIVISION, 1ST AMENDMENT, AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SHANE MCFARLAND. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°54'23" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 400 SOUTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE MARYANN ESTATES SUBDIVISION 1ST AMENDMENT.

S1
1

COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
 AT _____ IN BOOK _____ OF OFFICIAL _____
 RECORDS, PAGE _____ RECORDED _____
 FOR _____
 COUNTY RECORDER
 BY: _____

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 875 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

P:\2021 - MISC SURVEYS\162 - SHANE MCFARLAND\SURVEY\DWG\SHANE MCFARLAND.DWG



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Combe South Estates No. 2, 1 st Amendment.
Type of Decision:	Administrative
Agenda Date:	February 3, 2022
Applicant:	Corey Combe
File Number:	LVC122821

Property Information

Approximate Address:	2184 E Megan Cir
Project Area:	36,000 square feet
Zoning:	R-1-10, RE-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	07-749-0004, 07-749-0003

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 104, Zones, Chapter 3 Residential (RE-150 Zone)
- Title 104, Zones, Chapter 12 Single Family Residential (R-1-10)
- Title 106, Subdivisions

Background & Summary

The applicant has submitted a request for final approval of a lot line adjustment between two previously platted lots. No lots are going below the 15,000 square foot minimum in the RE-15 zone, and no lots are going below the 10,000 square foot minimum in the R-1-10 zone. Neither lot is losing frontage or width.

The proposed subdivision conforms to both the zoning and final subdivision requirements of the Uniform Land Use Code of Weber County, Utah (LUC). The application has been reviewed against certain standards of the Land Use Code and the following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Weber County Southeast General plan by maintaining existing single-family residential zoning.

Zoning: The subject property is located in the Residential Estates (RE-15) Zone. The purpose of the RE-15 zone is identified in the LUC §104-3-1 as:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT

AMENDING LOTS 6 AND 7

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, DECEMBER 2021

VICINITY MAP
NOT TO SCALE



ALL OF LOTS 6 AND 7 COMBE SOUTH ESTATES NO. 2 LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, COMBE SOUTH ESTATES NO. 2 BEING LOCATED SOUTH 00°40'20" WEST 1322.29 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND SOUTH 89°19'40" EAST 998.08 FEET AND SOUTH 89°19'48" EAST 329.16 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE ALONG THE WEST LINE OF SAID LOT 6 NORTH 00°21'16" EAST 134.51 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 NORTH 89°45'25" WEST 97.76 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MEGAN CIRCLE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 74.87 FEET, HAVING A CENTRAL ANGLE OF 85°47'59"; CHORD BEARS NORTH 42°34'31" WEST 68.07 FEET TO THE WEST LINE OF SAID LOT 7; THENCE ALONG THE BOUNDARY OF SAID LOT 7 THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°34'41" EAST 84.65 FEET; (2) NORTH 44°40'20" EAST 2.00 FEET; (3) NORTH 88°40'20" EAST 139.66 FEET TO THE WEST RIGHT-OF-WAY LINE OF COMBE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 538.25 FOOT RADIUS CURVE TO THE RIGHT 9.11 FEET, HAVING A CENTRAL ANGLE OF 00°58'10"; CHORD BEARS SOUTH 17°09'19" EAST 9.11 FEET; (2) SOUTH 16°40'13" EAST 18.50 FEET; (3) ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE LEFT 262.18 FEET, HAVING A CENTRAL ANGLE OF 36°22'21"; CHORD BEARS SOUTH 34°51'23" EAST 257.80 FEET TO THE BOUNDARY LINE OF SAID COMBE SOUTH ESTATES NO. 2; THENCE ALONG THE BOUNDARY LINE OF SAID COMBE SOUTH ESTATES NO. 2 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°50'24" WEST 47.29 FEET; (2) NORTH 89°19'48" WEST 127.36 FEET TO THE POINT OF BEGINNING, CONTAINING 36,945 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2021.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2021.

BY: KATHRYN J OLIVER
BY: SCOTT L LINSAY, TRUSTEE, SCOTT L LINSAY LIVING TRUST, DATED JANUARY 29, 2020

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ____ day of _____, 2021, before me _____, A Notary Public, personally appeared KATHRYN J OLIVER, Prowed on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this ____ day of _____, 2021, personally appeared before me SCOTT L LINSAY, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE OF THE SCOTT L LINSAY LIVING TRUST, DATED JANUARY 29, 2020, and that said document was signed by him/her in behalf of said trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said SCOTT L LINSAY acknowledged to me that said trust executed the same.

STAMP _____ NOTARY PUBLIC

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- ⊙ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE

NOTES

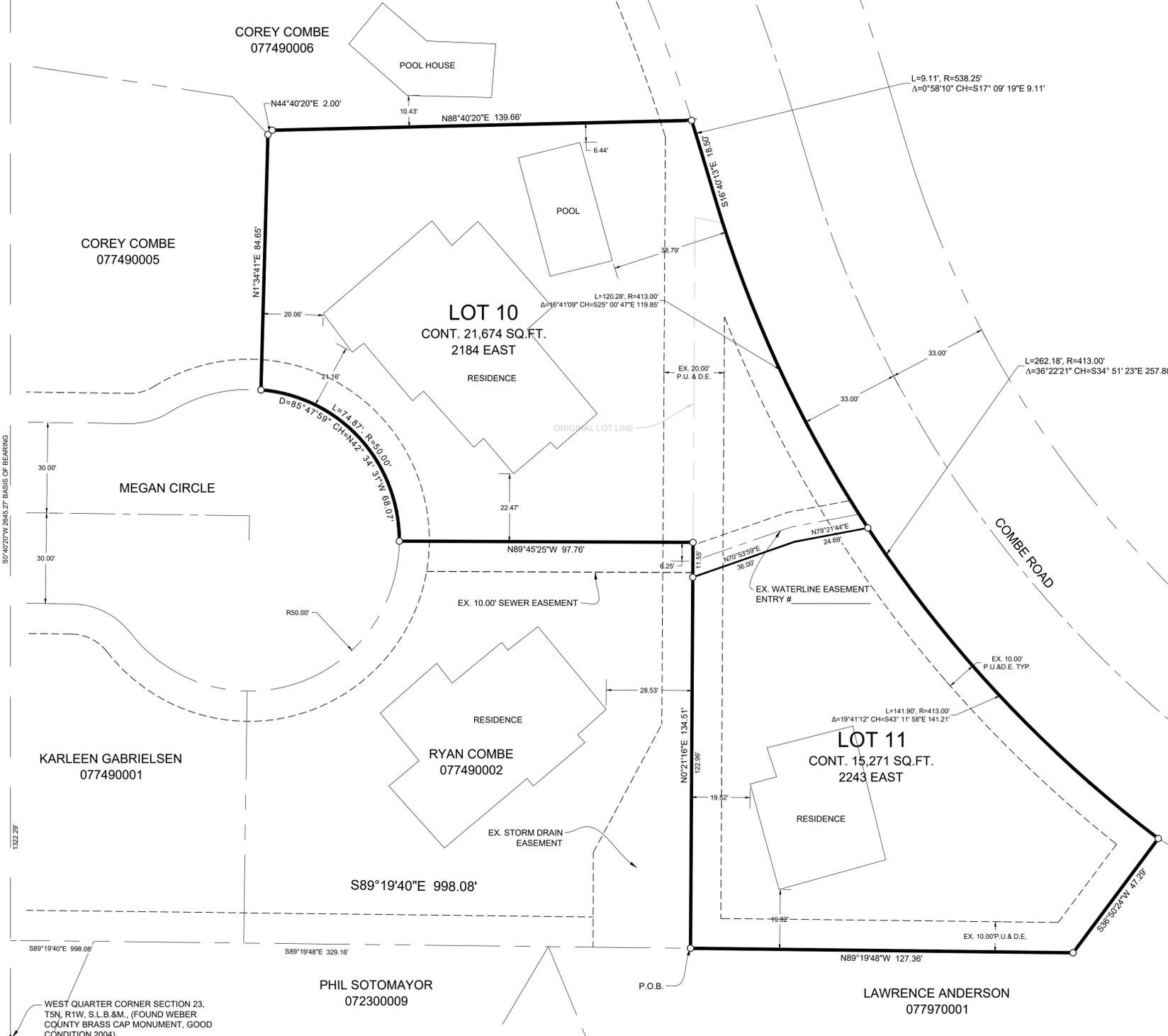
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0441E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXX. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

NORTHWEST QUARTER CORNER SECTION 23, T5N, R1W, S.L.B.&M., (FOUND WEBER COUNTY BRASS CAP MONUMENT, GOOD CONDITION 1960)

WEST QUARTER CORNER SECTION 23, T5N, R1W, S.L.B.&M., (FOUND WEBER COUNTY BRASS CAP MONUMENT, GOOD CONDITION 2004)



P:\0326 - COMBE SOUTH ESTATES SURVEY\DRAWING\COMBE SOUTH ESTATES NO. 2, 1ST AMENDMENT.DWG

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 _____, 2021.

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 EFFECT.
SIGNED THIS ____ DAY OF _____, 2021.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS ____ DAY OF _____, 2021.

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 _____, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ____ DAY OF _____, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ____ DAY OF _____, 2021.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER: NAME _____ ADDRESS _____ OGDEN, UT 84401 801-XXX-XXX	S1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0966		



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative review of J&A Gibson Subdivision Phase 3 consisting of 2 lots.
Agenda Date: Thursday, February 03, 2022
Applicant: Koby Smith, Representative
File Number: LVJ010522

Property Information

Approximate Address: 5077 W 2200 S
Project Area: 26.81 Acres
Zoning: Agricultural (A-2)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 15-079-0024
Township, Range, Section: T6N, R2W, Section 29

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767
Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural A-2)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval of a subdivision that proposes to divide off two 40,000 square foot lots from a 26-acre parcel. The remainder parcel amounts to 24.9 acres. Both lots front on an existing public right-of-way and fully built road called 2200 South Street.

This proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-1 Zone found in LUC §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms to the Western Weber General Plan by encouraging residential properties that may also pursue agriculturally related uses.

Zoning: The property is located in the A-2 Zone. The purpose of this zone is stated in the LUC §104-2.

“The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.”

Site Development Standards: Lots created in the A-2 Zone are required to comply with site development standards for the A-1 Zone. Each lot within this proposal exceeds the minimum standards concerning lot area and width.

Small Subdivision: “The Land Use Authority for preliminary plan/plat approval of a small subdivision is the Planning Division Director LUC §106-2-5.30 (c)”. Area dedication to the public right of way 3600 West Street shall be approved by the County Commission.

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals following LUC 106-1-4 (7) and 106-2-3. The J&A Gibson Subdivision will not be required to dedicate area for a public ROW at this time. The landowner is well aware that ROW dedication will be applicable when the 24.9-acre remainder agricultural parcel is developed.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water Improvement District has provided a preliminary will serve letter. See Exhibit C for the conditions of approval.

Irrigation Water: Hooper Irrigation Company will serve these properties with pressurized irrigation water. See Exhibit D for the Hooper Irrigation specifications.

Sewer Services: Central Weber Sewer District will serve the sanitary needs of the J&A Gibson Subdivision Phase 3 (see Exhibit E).

Review Agencies: The Weber County Fire District has posted approval conditional upon the possibility of requiring the installation of a new hydrant when homesite locations are proposed. Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and a written response to a series of questions.

Staff Recommendation

Staff recommends final approval of J&A Gibson Subdivision Phase 3. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. Taylor West Weber Water Provide a final approval letter indicating that all conditions have been satisfied.
2. The owner enters into a Deferral Agreement for curb, gutter, and sidewalk.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of the J&A Gibson Subdivision Phase 3, is hereby granted after displaying conformity with applicable zoning and subdivision standards. This approval is subject to all Weber County review agency requirements and the conditions of approval stated within this planning staff report.

Date of Administrative Approval: _____

Rick Grover

Weber County Planning Director

Exhibits

- A. J&A Gibson Subdivision Phase 3
- B. Current Recorders Plat
- C. Culinary will serve letter
- D. Secondary water will serve
- E. Sewer District will serve

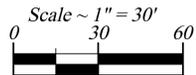
Area Map



J&A GIBSON SUBDIVISION PHASE 3

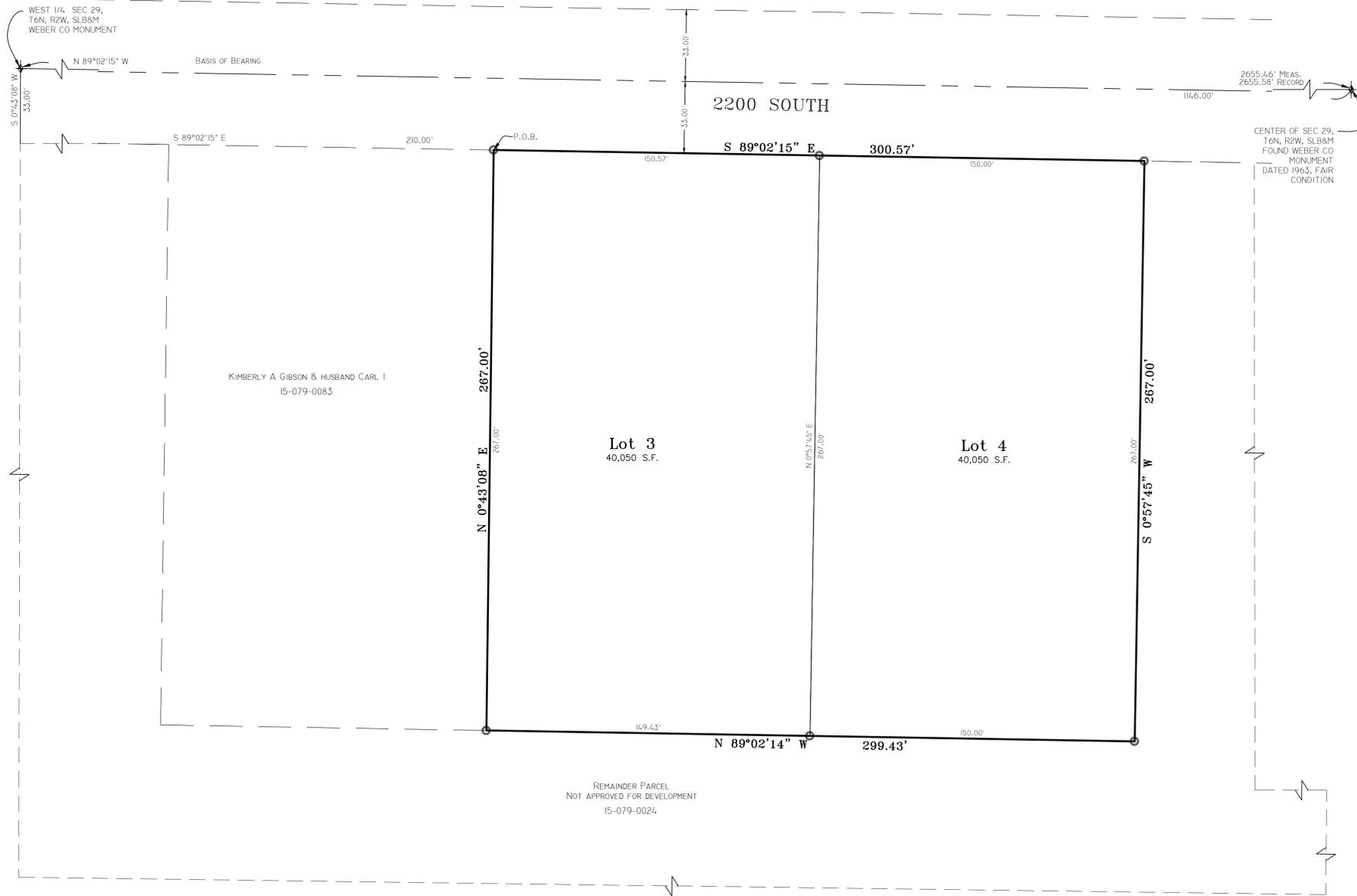
PART OF THE SW 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2022

Exhibit A



Legend

- X---X---X--- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- ⊕ CALC SECTION CORNER
- ▲ FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA



- Notes:
- 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.
 - Agriculture is the preferred use in the agriculture zones. Agriculture 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 agriculture use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision. WCO 106-1-8
 - These parcels are outside of and are not affected by the 750 foot or 1000 foot radius easements around the FAA tower.

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 this ___ day of ___, 20__.

Attest:
Chairman, Weber County Commission Title: Weber County Clerk

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 COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ___ day of ___, 20__.

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 effect. Signed this ___ day of ___, 20__.

Signature _____

WEBER COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ___ day of ___, 20__.

Signature _____

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract J&A GIBSON SUBDIVISION PHASE 3:
We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.
We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgement

IN WITNESS WHEREOF, said BRICE and MELISSA LYTHGOE FAMILY TRUST, dated the 1st day of May 2015, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ___ day of ___, 20__.

BRICE A. LYTHGOE STATE OF UTAH)
MELISSA LYTHGOE) SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signers, residing at _____, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____
My Commission Expires: _____

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point on South right-of-way line of 2200 South Street which is South 0°43'08" West 33.00 feet and South 89°02'15" East 210.00 feet from the Northwest corner of said Quarter Section said point also being the Northeast corner of that parcel described in Warranty Deed Entry No. 1885077 of Weber County Records; and running thence South 89°02'15" East along said right-of-way 300.57 feet, thence South 0°57'45" West 267.00 feet, thence North 89°02'15" West 299.43 feet to the Southeast corner of said parcel, thence North 0°43'08" East 267.00 feet to the point of beginning.
Contains 80,100 s.f.

NARRATIVE

The purpose of the survey is to create a 2 Lot subdivision from a larger parcel created by that Quit Claim Deed Entry #3184185 as found in the Weber County Records office.
The basis of bearing of bearing is State Plane Grid Bearing between found monuments as shown.

		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____	
DEVELOPER: John Gibson Address: 4925 W. 2200 S. Ogden UT, 84401 (801)-731-2925		I		Filed for record and recorded ___ day of ___, 20__ at _____ in book _____ of official records, on page _____	
SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision		County Recorder: Leann H Kilts	
Revisions		DRAWN BY: TDK CHECKED BY: TDK DATE: 12/19/2021 PROJ: 4067		By Deputy: _____ Fee paid: _____	

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unstamped it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a Final Product.

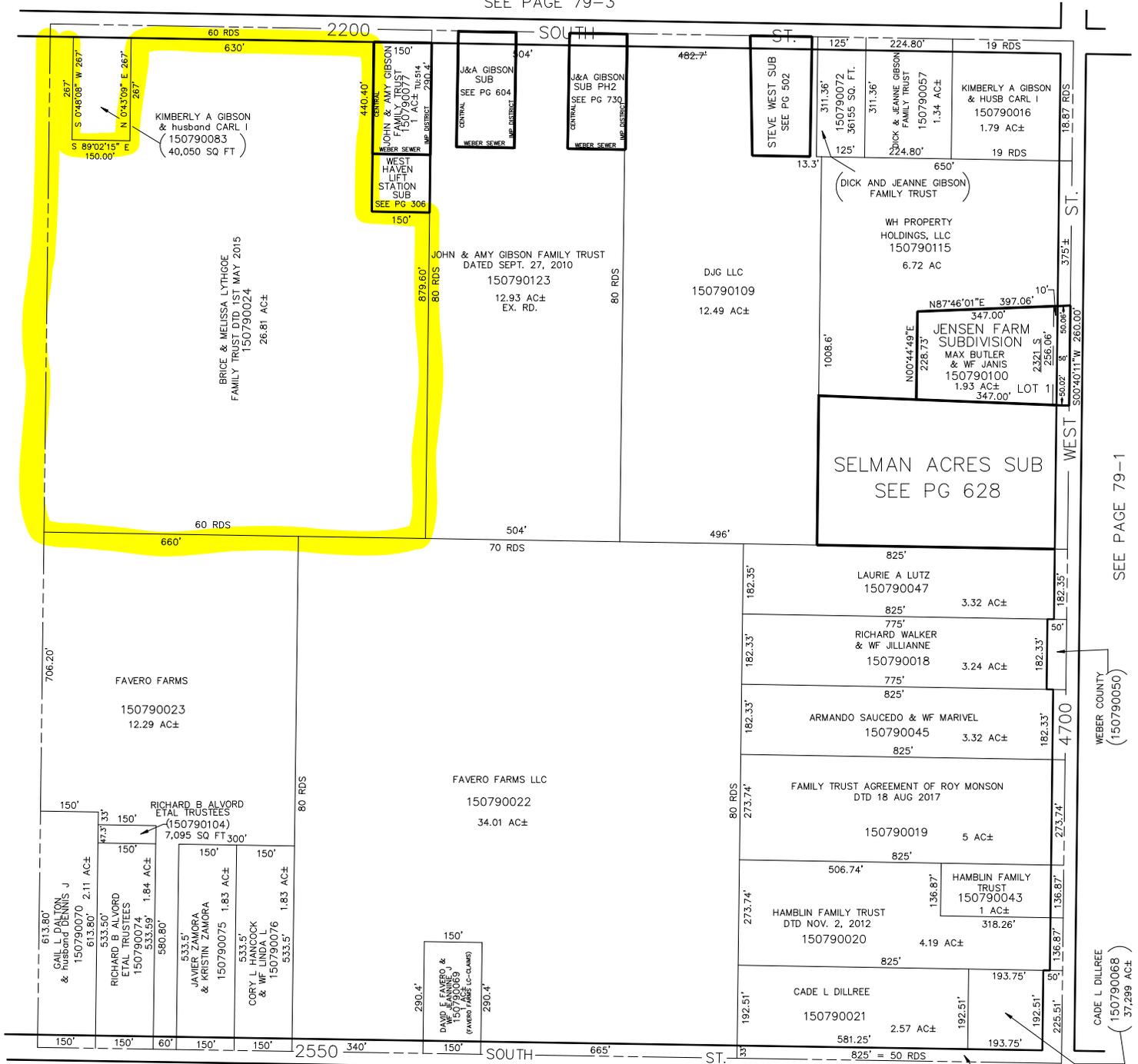
SW 1/4
SECTION 29, T.6N., R.2W., S.L.B. & M.

IN WEBER COUNTY
SCALE 1" = 200'
SEE PAGE 79-3

TAXING UNITS: 53,377,514,516

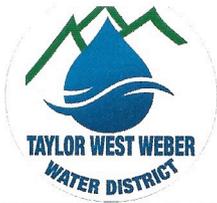
SEE PAGE 81

SEE PAGE 79-1



SEE PAGE 86

FOR TAX PURPOSES ONLY



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
11/9/2021

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 only culinary water for J&A Gibson subdivision a 2-lot subdivision. The proposed subdivision is at approx. 5077 W. 2200 S. Taylor, Utah. Service will be rendered by means of a 6" water main on 2200 W. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements:

- Plan review fee= \$100 per lot
- Water rights impact fee= \$1,078.00 Per lot.
- Secondary Water= Must connect to Hooper Irrigation for pressurized secondary water. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Proof of a secondary water provider by means of a receipt must be submitted to the district for final approval.
- Impact fee=\$6,250.00 This fee will be collected at the time building permits are requested. This fee includes the cost of the meter.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Water right and plan review fees must be paid before approval for construction of the water infrastructure is given. This letter expires six months from the date it is issued.

Expires 5/9/2022

Sincerely, 
Ryan Rogers – Manager

Taylor West Weber Water District



Hooper Irrigation Company

PO Box 184
5375 s 5500 w
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

November 10, 2021

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – J & A Gibson Subdivision, Phase 3

The development is located at approximately 5000 W and 2200 S in Ogden, Utah (Taylor) and consists of 2 lots.

The Hooper Irrigation secondary pressurized irrigation system is available for the above project located at the above address. The subdivision has turned in 1 share of Hooper Irrigation water stock to use for the connection of both lots to the Secondary Pressurized System and access fees have been taken care of. When all lines are installed, Hooper Irrigation will take responsibility of the maintenance and care of the Secondary lines.

Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office and indicate the requirement of meters on all new services. If you have any questions, please call the office at (801)985-8429

Sincerely,

A handwritten signature in black ink that reads "Michelle Pinkston". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.



Central Weber Sewer Improvement District

November 16, 2021

Chad Meyerhoffer
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: JA Gibson Subdivision
Sanitary Sewer Service
Will Serve Letter

Chad:

At the request of Koby Smith, JA Gibson Subdivision with 2 proposed residences located at approximate address. 5077 W. 2200 S. Taylor, Utah. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
2. The connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.



Central Weber Sewer Improvement District

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Digitally signed by Clay Marriott
DN: C=US,
E=Claym@centralweber.com,
O="Central Weber Sewer",
CN="Clay Marriott"
Reason: I am the author of this
document
Date: 2021.11.16
14:04:56-07'00'

Clay Marriott

Construction Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Koby Smith



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Summerset Farms Subdivision Phase 4 1st Amendment, consisting of 2 lots.
Agenda Date: Thursday, February 03, 2022
Applicant: Bob Favero, owner
File Number: LVS10212021

Property Information

Approximate Address: 2267 S 3500 W, Ogden, UT, 84401
Project Area: 4.273 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Agriculture/Residential
Proposed Land Use: Residential
Parcel ID: 15-742-0001, 0002
Township, Range, Section: T6N, R2W, Section 28 SE

Adjacent Land Use

North: Residential/Agricultural	South: Agricultural
East: 3500 West St	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov
 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)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)

Background

The purpose of this application is to adjust the boundary line between lots 400 and 401 of Summerset Farms Phase 4. This subdivision is a lot-averaged subdivision, and approximately 697 square feet will be transferred from lot 401 to lot 400 as a result of this proposed subdivision amendment. The applicant is requesting approval of Summerset Farms Phase 4 Subdivision 1st Amendment consisting of two lots, located at approximately 2267 S 3500 W, Ogden, UT, 84401, in the A-1 Zone. The proposed 4.2 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 3500 West St. The purpose of this subdivision is to further separate agricultural lands from a new lot.

Culinary water service will provided by Taylor West Weber Water. Sewer services will be provided by Central Weber Sewer. 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:

1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
3. *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 3500 West Street. Lot 400, is a flag lot, consisting of 3.185 acres, meeting the minimum of 3.00 acre requirement, exclusive of the exclusive access strip. Per 108-7-30, no access strip may exceed 800’ in length. The flag lot access strip shall have a minimum width of 20 feet and a maximum width of 30 feet. 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.

Culinary water and sanitary sewage disposal: A letter from Taylor West Weber Water Improvement District has been provided granting final approval. Secondary Water will be provided by Hooper Irrigation. Sanitary sewage disposal will be handled by Central Weber Sewer.

Review Agencies: The proposed subdivision has been reviewed, but not yet approved by Engineering, County Surveyor, and Weber Fire District.

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, pathways, and other issues which are discussed in the General Plan.

Staff Recommendations

Staff recommends final approval of Summerset Farms Phase 4 Subdivision 1st Amendment, consisting of two lots. This recommendation is subject to all review agency requirements and based on the following conditions:

1. A signed deferral agreement for curb, gutter, and sidewalk, must be recorded with the final plat.

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 Summerset Farms Subdivision Phase 4 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: **Thursday, February 3, 2022**

Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Subdivision Plat

Area Map



Exhibit A - Application

Summerset Farms Phase 4 Subdivision Amendment

[+ Add Follower](#) [✎ Change Status](#) [✎ Edit Project](#)

Address: 3500 West 2380 South, Ogden, UT, 84401
Maps: [Google Maps](#)
Project Type: Subdivisions
Sub Type: Subdivisions
Created By: [Robert Favero](#)
Created On: 10/12/2021
Project Status: Accepted
Status Date: 10/25/2021
File Number: LVS102521
Project Manager

Application

Documents 11

Comments 1

Reviews 3

Followers 11

Status

Notifications

Payments 1

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [✎ Edit Application](#) [🖨 Print](#)

Project Description

Amend the Summerset Farms Phase 4 plat to reduce the square feet in to 401, and increase the square feet in lot 400 by 697 square feet.

Property Address

3500 West 2380 South
Ogden, UT, 84401

Property Owner

Robert Favero
801-644-3706
robertfavero@hotmail.com

Representative

Robert Favero
801-644-3706
robertfavero@hotmail.com

Accessory Dwelling Unit	False
Current Zoning	A-1
Subdivision Name	Summerset Farms Phase 4
Number of Lots	
Lot Number	3
Lot Size	A Lot Averaging Subdivision
Frontage	
Culinary Water Authority	Taylor-West Weber Water District
Secondary Water Provider	Hooper Irrigation Company
Sanitary Sewer Authority	Central Weber Sewer
Nearest Hydrant Address	On the proeprty
Signed By	Owner, Robert L. Favero

Parcel Number

[✖ Remove](#) 157420001 - [County Map](#)

[✖ Remove](#) 157420002 - [County Map](#)

Exhibit B - Proposed Plat

Summerset Farms - Phase 4 - 1st Amendment

A Lot Averaging Subdivision
 Amending Lots 400 & 401, Summerset Farms - Phase 4
 A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
 Weber County, Utah

2200 October 2021



Center of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Nail & Washer)

Scale 1" = 30'



VICINITY MAP (Not to Scale)

Legend

- Found Section Monument
- Monument to be set
- Radial Line
- Non-Radial Line
- Public Utility Easement
- Public Utility & Drainage Easement
- Fence
- Subdivision Boundary
- Easement
- Existing Boundary
- Buildable Area
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Loche

WEBER COUNTY ENGINEER

I hereby certify that the required public meet standards and drawings for this subdivision with County standards and the amount of the I guarantees is sufficient for the installation of improvements.

Weber County Engineer

COUNTY PLANNING COMMISSION APPROVAL

I certify that this subdivision approved by the Weber County Commission.

COMMISSION ACCEPTANCE

In this plat, the dedication of streets and public improvements are hereby approved and accepted by the Weber County Commission.

Commissioner

FLOOD ZONE
 Flood Insurance Rate Map
 Flood Zone X is outside the 0.2% Flood Zone.

CITY SURVEYOR

The City Surveyor's Office has reviewed this plat and the office has been satisfied. The City Surveyor does not relieve the Licensed Surveyor of the responsibilities and/or liabilities.

ACKNOWLEDGMENT

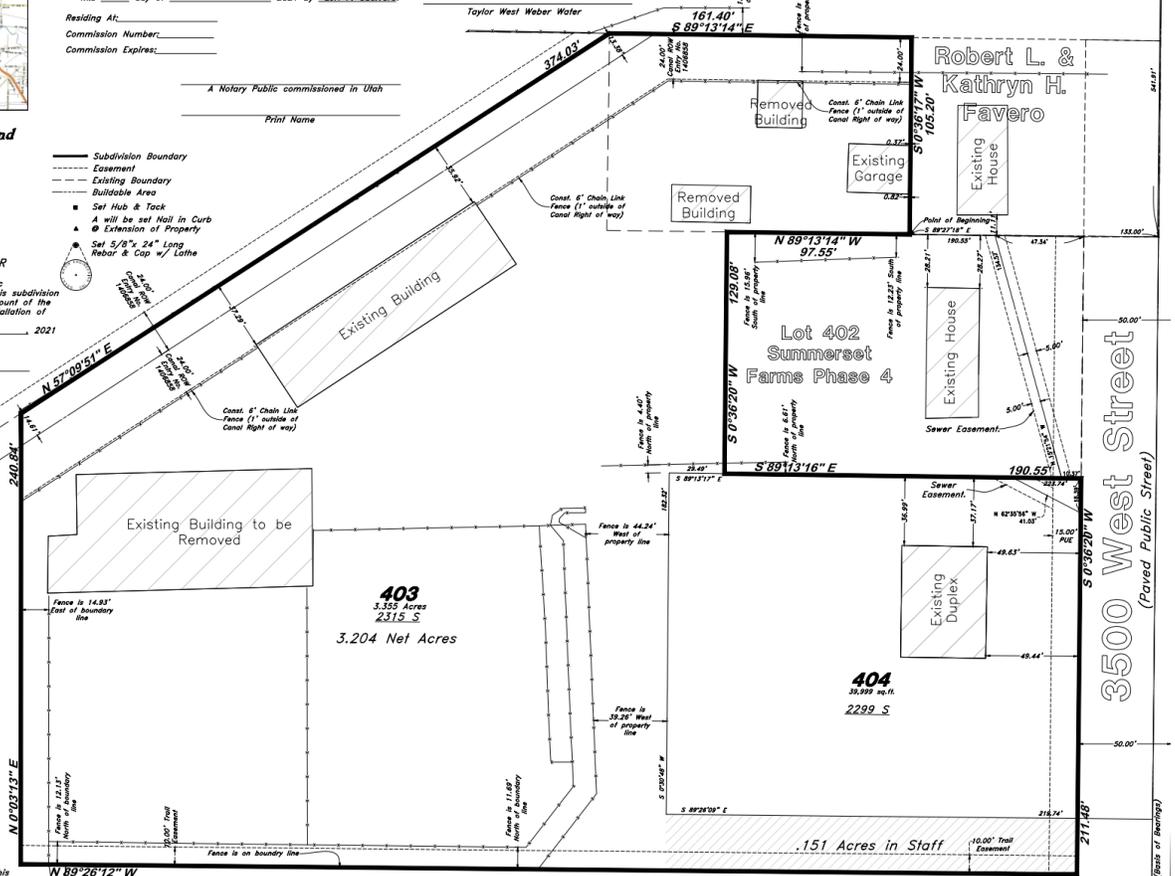
Taylor West Weber Water
 State of Utah } ss
 County of }
 The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____.
 Reading At: _____
 Commission Number: _____
 Commission Expires: _____

Taylor West Weber Water
 This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
 Signed this _____ day of _____, 2021.

A Notary Public commissioned in Utah

 Print Name

East Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in the Intersection of 2200 South Street and 3500 West located approximately 4" below ground dated 1982 in fair condition. Monument has since been removed and replaced in 2018)



AGRICULTURAL NOTE
 Addition to the standard

State of Utah } ss
 County of }

State of Utah } ss
 County of }

State of Utah } ss
 County of }

Utah, P&M, W&M, S&M, N&M, E&M, D&M, F&M, G&M, H&M, I&M, J&M, K&M, L&M, M&M, N&M, O&M, P&M, Q&M, R&M, S&M, T&M, U&M, V&M, W&M, X&M, Y&M, Z&M