

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

October 18, 2023
2:30 p.m.

1. Minutes: October 4, 2023

2. Administrative Items

2.1 LVL090523 - Consideration and action on an administrative review of the Luxury at the Legends Subdivision, consisting of two lots and right-of-way dedication. **Planner: Felix Lleverino**

2.2 UVJ082823 - Consideration and action on a request for approval of the Jeff Burton Subdivision, a single-lot subdivision. **Planner: Felix Lleverino**

2.3 LVS062723. Consideration and action on a request for final approval of Silverline Industrial Park Subdivision, consisting of 2 lots. **Planner: Steve Burton**

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 October 4, 2023, 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; Tammy Aydelotte Planner; June Nelson, Secretary

1. Minutes: August 30, 2023 Approved
2. Administrative Items

2.1 UVS072723 – Request for final approval of Sunshine Valley Estates, a four-lot subdivision located in the FV-3 zone, Forest Valley-3 acres, at approximately 575 S 9500 E, Huntsville, UT, 84317. This proposal includes road dedication along 9500 East Street. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Sunshine Valley Estates Phase 4 Subdivision, consisting of four lots. There is a river and associated setback that runs through Lot 401. Access to the buildable area for this lot will be through a shared access easement from 9500 East through Lot 402. Lot 404 has an existing residence that will remain for now. Structures to be removed are noted on the proposed plat. The applicant has met County Engineering’s requirements regarding lot access across the Southfork River. This proposed subdivision is located in the FV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Sunshine Valley Estates Phase 4 Subdivision, consisting of four lots located at approximately 575 S 9500 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. **All wells shall be drilled and pump-tested, with final approval of the well given from Weber-Morgan Health Department, prior to recording the final plat.**
2. **A restricted-landscape covenant is recorded to the lot that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot’s water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable;**
3. **An onsite wastewater covenant shall be recorded with the final plat.**

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**

Director Grover approved this item with the conditions and findings in this staff report.

2.2 UVG052223 - Consideration and action on final approval of Gateway Estates Subdivision Phase 1a, consisting of five lots, public road dedication, and shared access easements from Hwy 39 to lots 103, 104, and 105. **Planner: Tammy Aydelotte**

3. The applicant is requesting final approval of Gateway Estates Subdivision Phase 1a, consisting of five lots, in the F-5 zone. Lots 101 and 102 shall have their access from a dedicated private right-of-way off of Highway 39. Lots 103, 104, and 105 shall have shared access from Highway 39, to minimize the number of access points from this highway, per UDOT and County Engineering recommendations. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). Dedication of a new private road, as well as additional dedication along Highway 39 are included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

ADMINISTRATIVE REVIEW

Staff recommends final approval of Gateway Estates Subdivision Phase 1a, consisting of five lots, dedication of new private road, dedication of additional roadway along Hwy 39, and shared accesses for lots 103, 104, and 105, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non- drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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

Director Grover approved this item with the conditions and findings in this staff report.

2.3 UVG1B8223 - Consideration and action on final approval of Gateway Estates Subdivision Phase 1b, consisting of two lots, additional road dedication along Highway 39, and shared access easements from Hwy 39 to lots 106, and 107. **Planner:** Tammy Aydelotte

The applicant is requesting final approval of Gateway Estates Subdivision Phase 1b, consisting of two lots, in the F-5 zone. Lots 106 and 107 shall have a shared access from Hwy 39, in order to minimize the number of access points from this highway, per UDOT and County Engineering recommendations. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). Dedication of a new private road, as well as additional dedication along Highway 39 are included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Gateway Estates Subdivision Phase 1b, consisting of two lots, dedication of additional roadway along Hwy 39, and shared accesses for lots 106, and 107, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non- drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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

Director Grover approved this item with the conditions and findings in this staff report.

2.4 UVG1C8223 - Consideration and action on final approval of Gateway Estates Subdivision Phase 1c, consisting of one lot, additional road dedication along Highway 39, and a shared access easement from Hwy 39 to lots 107 (Phase 1b) and 108.
Planner: Tammy Aydelotte

Staff recommends final approval of Gateway Estates Subdivision Phase 1c, consisting of one lot, dedication of additional roadway along Hwy 39, and a shared access for lots 107 (Phase 1b) and 108, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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

Director Grover approved this item with the conditions and findings in this staff report.

2.5 UVG1D8223 - Consideration and action on final approval of Gateway Estates Subdivision Phase 1d, consisting of two lots, additional road dedication along Highway 39, and a shared access easement from Hwy 39 to lots 109 and 110. **Planner: Tammy Aydelotte**

The applicant is requesting final approval of Gateway Estates Subdivision Phase 1d, consisting of two lots, in the F-5 zone. Lots 109 and 110 shall have a shared access from Hwy 39, in order to minimize the number of access points from this highway, per UDOT and County Engineering recommendations. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). Additional dedication along Highway 39, as well as a shared access from Highway 39 are included with this proposal. The following is a brief synopsis of the review criteria and conformance with LUC.

Staff recommends final approval of Gateway Estates Subdivision Phase 1d, consisting of two lots, dedication of additional roadway along Hwy 39, and a shared access for lots 109 and 110, located at approximately 748 E Hwy 39, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.

ADMINISTRATIVE REVIEW

5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non- drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

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

Director Grover approved this item with the conditions and findings in this staff report.

Director Grover approved these combined items (2.2-2.5) with each of their separate conditions and findings.

Adjourned 4:07

Respectfully Submitted,

June Nelson



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative review of the Luxury at the Legends Subdivision, consisting of two lots and right-of-way dedication.

Agenda Date: Wednesday, October 18, 2023

Applicant: Chris Cave (Representative) Cort Valentine (Owner)

File Number: LVL090523

Property Information

Approximate Address: 700 North 3600 West

Project Area: 9.54 Acres

Zoning: A-2

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 15-028-0053

Township, Range, Section: Township 6 North, Range 2 West, Section 9

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
Planner II
flleverino@webercountyutah.gov

Report Reviewer: RG

Applicable Ordinances

- Title 101, General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 2, Agricultural (A-2) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for final plat approval of Luxury at the Legends, a small subdivision consisting of two lots. The subdivision plan and the connectivity plan, included as Exhibit A, is designed to conform to the Future Streets and Transit Map of the 2022 General Plan. Access to this property is via a private access road that is fully constructed. The access road measures 28' wide and is capable of supporting vehicles weighing more than 75,000. The dedication of the area to the 700 North Street alignment will create the frontage needed to satisfy Section 106-2-2.010.

“The standard method of ensuring ease of access, efficient mobility, reduced response time for first responders, effective emergency management, strong neighborhood relationships through interconnectivity, and a more equitable means of access to community opportunities, is by requiring Public Streets and Public Street connectivity at the time new development is proposed. As such, the default requirement for each subdivision Lot is to provide Lot Frontage on a street dedicated to the County as a public right-of-way and thoroughfare.”

An area that measures 33' wide by approximately 1,000 feet long will be dedicated for the alignment of 700 North Street. This amount of street dedication will facilitate connectivity to adjacent properties, specifically the Terakee Farms. The access strip leading to this property will be granted to the County in the form of a parcel, as labeled on the subdivision plat as PARCEL A. It is anticipated that the road system of the Terakee Farms Development will dedicate the remaining area needed for a public road called 3600 West Street.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating an alignment for the continuation of 700 North Street and a connection to 3600 West Street. The Future Street and Transit Map of the General Plan indicates that the 700 North Street right-of-way width should be 80' wide, thereby requiring 40' of ROW dedication. However, it is the planning staff consensus that 33' of ROW dedication is appropriate and proportionate to the number of lots being developed.

Zoning: The subject property is located in an Agricultural Zone more particularly described as the A-2 zone. The purpose and intent of the Agricultural (A-2) zone is identified in the LUC §104-2-1 as:

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.

This property is currently being used for agriculture and is vacant. The applicant intends to build a home on lot one. And use the property for agricultural-related uses such as gardening and animal husbandry.

Lot area, frontage/width, and yard regulations: Each lot within the subdivision exceeds the A-2 zone minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Flood Plain: This property is not located in a FEMA Flood Plain and the site elevation is above 4,218'. The County Engineering Department requires a plat note stating:

"Due to the topography and the location of this subdivision all owners will accept responsibility for any stormwater runoff from the road adjacent to this property until curb and gutter is installed."

Sanitary sewage disposal: It was the owner's original intent to connect to the Central Weber Sewer District. However, upon further consideration, the owner has decided to install a septic system. Percolation tests are completed and the septic feasibility letter shall be submitted before the plat is recorded.

Culinary Water and secondary water: The culinary water for this development will be provided by the Taylor West Weber Water District. The will-serve letter states that a ½ share of Hooper or Wilson Irrigation water will be held in escrow until secondary water becomes available, once available, a ½ share for each lot will be used to connect to the pressurized secondary water.

Additional design standards and requirements: The applicant will be required by the Fire District to install a fire protection system for each home within this development.

Negotiations with the developer for the 33' ROW dedication for the alignment of 700 North Street have led to an additional request from the developer/prospective owner. Mr. Valentine is requesting that the sideyard setback is reduced from 20', which is the A-2 zoning minimum, to 15'. A reduction of this zoning standard will need to be included in an agreement between the developer and Weber County.

Review Agencies: The Weber Fire District will require an address sign at the beginning of the access road, a turn-around at the end of the access road, and that each home is equipped with its own fire suppression system. The Weber County Engineering Department has reviewed the proposal with several comments that will be addressed before recording the plat; a condition of approval has been added to ensure that all conditions of the Engineering Division will be met prior to recording.

Staff Recommendation

Staff recommends final plat approval of the Luxury at the Legends Subdivision based on the following conditions:

1. Prior to recording the final plat, a final will-serve letter from the Taylor West Weber Water District is submitted.
2. A septic feasibility letter from the Weber-Morgan Health Department is submitted.
3. The County Engineering Department has received all the required documents and plan revisions needed.
4. The final plat indicates 33' of ROW dedication for the alignment of 700 North Street.
5. All County Surveyor comments are addressed.
6. The Weber County Commission will sign the subdivision plat, accepting the right-of-way dedication.

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.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

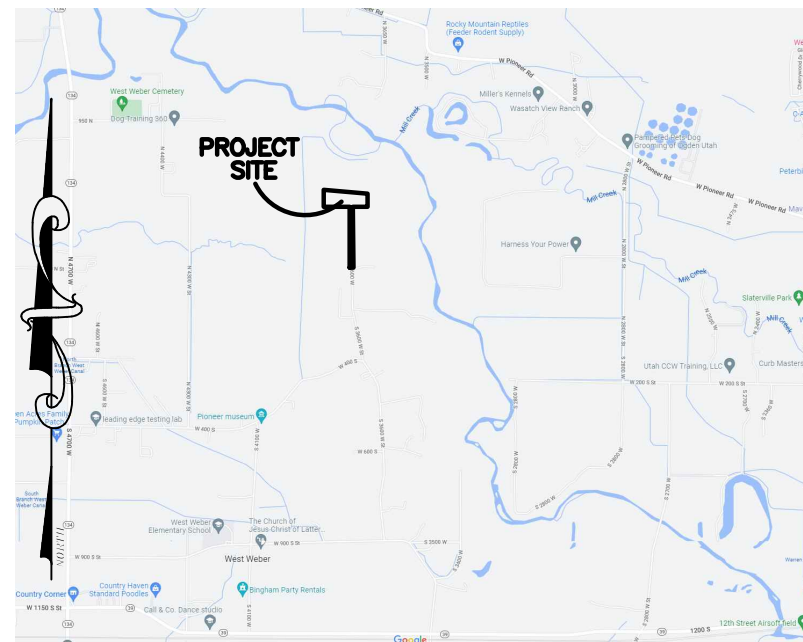
- A. Luxury at the Legends Subdivision Plat
- B. Taylor West Weber Water will-serve letter

Area Map



Exhibit A LUXURY AT THE LEGENDS

PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2023



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°15'28" EAST BETWEEN SAID CENTER AND WITNESS MONUMENT FOR THE EAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING LOCATED ALONG SAID SOUTH LINE SOUTH 89°15'28" EAST 300.32 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 9; RUNNING THENCE NORTH 0°02'46" EAST 415.59 FEET; THENCE SOUTH 83°59'27" EAST 442.90 FEET; THENCE SOUTH 82°48'56" EAST 571.68 FEET; THENCE SOUTH 0°51'31" WEST 310.76 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE NORTH 89°15'28" WEST 391.46 FEET; THENCE SOUTH 0°46'47" WEST 1588.91 FEET; THENCE NORTH 89°03'30" WEST 29.82 FEET; THENCE NORTH 0°46'24" EAST 1588.80 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE NORTH 89°15'28" WEST 581.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.54 ACRES MORE OR LESS.

NARRATIVE

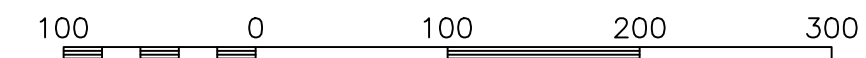
BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTHEAST CORNER, THE SOUTH QUARTER CORNER AND CENTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. A BRASS CAP WITNESS MONUMENT WAS FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION.

A RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING FOR CARISA HIPWELL, DATED SEPTEMBER 13, 2021, AND FILED SEPTEMBER 17, 2021; A PROPERTY SURVEY PREPARED BY GREAT BASIN ENGINEERING FOR KENNETH HIPWELL, DATED DECEMBER 7, 2000, AND FILED DECEMBER 19, 2000; A PROPERTY SURVEY PREPARED BY LANDMARK SURVEYING, INC. FOR CLAUDE BLANCH, DATED NOVEMBER 25, 2005, AND FILED NOVEMBER 14, 2006; AND A SURVEY PLAT FOR BRENT HIPWELL SUBDIVISION PREPARED BY HANSEN & ASSOCIATES, INC. DATED MAY 5, 2022, AND FILED MAY 18, 2022 WERE USED AS REFERENCE FOR THIS SURVEY.

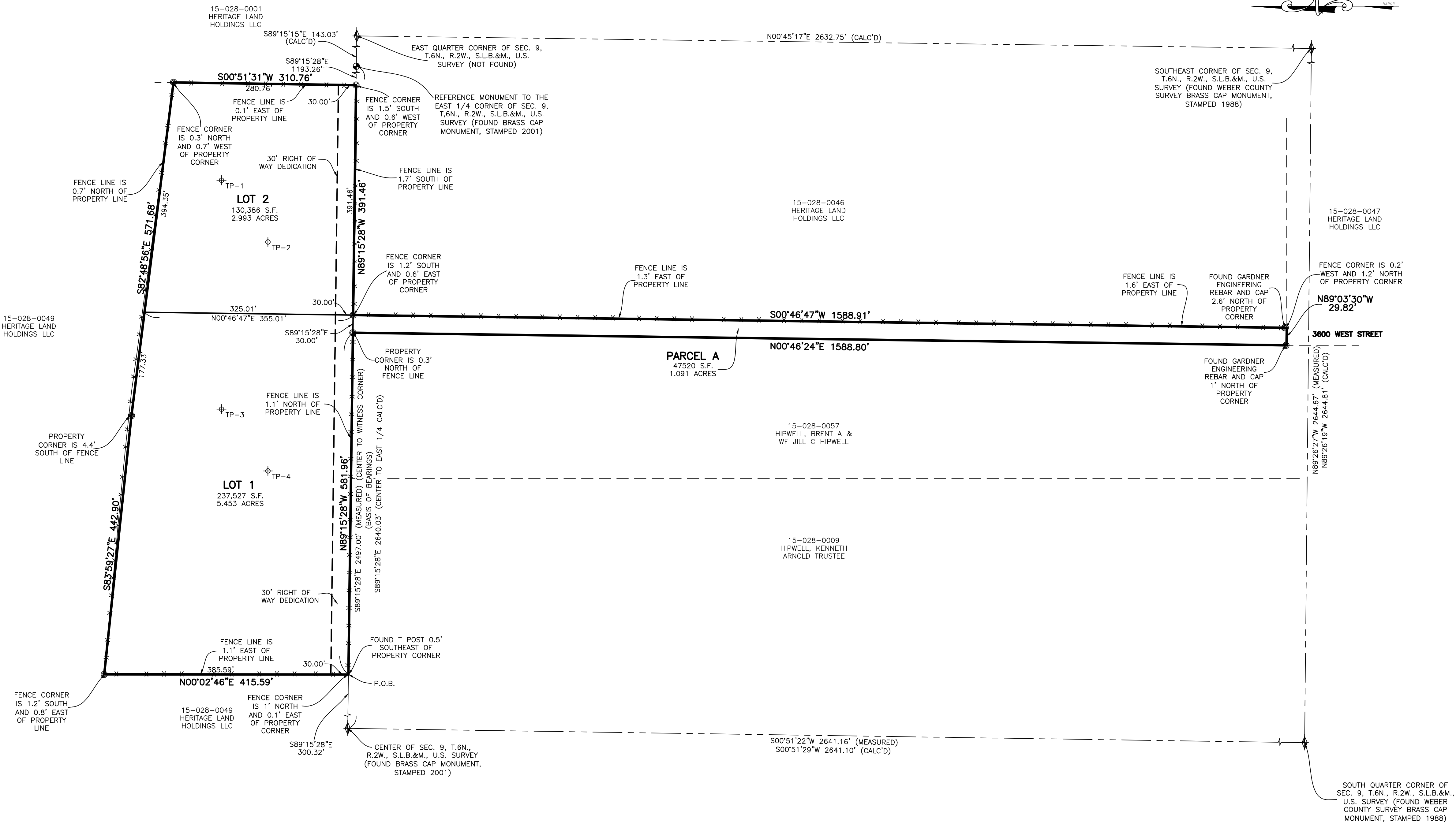
BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

LEGEND

- = SECTION CORNER
- = FOUND GARDNER ENGINEERING REBAR
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = TEST PIT LOCATION



Scale: 1" = 100'

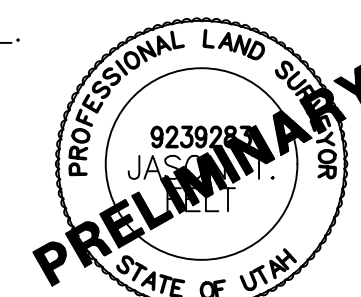


SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, 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 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 **LUXURY AT THE LEGENDS** 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____.

9239283
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **LUXURY AT THE LEGENDS**, AND DO HEREBY DEDICATE PARCEL A TO WEBER COUNTY AS PUBLIC ACCESS AND FUTURE PUBLIC ROAD TO BE OWNED BY WEBER COUNTY AND MAINTAINED BY THE OWNER OF LOT 1.

SIGNED THIS _____ DAY OF _____, 20____.

RICHARD HIPWELL

CARISA HIPWELL

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: J. FELT
Designer: N. ANDERSON
Begin Date: 7-10-2023
Name: LUXURY AT THE LEGENDS
Number: 8069-01
Revision: _____
Scale: 1"=100'
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 TITLE

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 _____, 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____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy: _____



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
7/21/2023**

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will serve** approval has been given and the Taylor West Weber Water District (the "District") has the capacity to provide **only** culinary water for 2 lots, for Cort Valentine. The approximate address is 700 N. 3600 W. West Weber (unincorporated Weber County). The District currently has a 6" water line currently on 3600 W. The District has enough water capacity to serve this proposed lot. The fire marshal must review the plans and determine where fire hydrants are needed. The District standards and specifications must be used in all installation procedures.

Requirements that need to be met for culinary water service:

- Plan review fee and recording fee= \$100 *per lot*
- Water rights impact fee= \$1,078.00 Per lot. This is the current rate and is subject to change based on future impact studies.
- Secondary Water= 1/2 share of Hooper or Wilson Irrigation water will need to be transferred into the District's name this share will be held by the District clerk until there is a pressurized secondary system available. Once a pressurized secondary water system becomes available the 1/2 share for each lot will be used to connect to the pressurized secondary water. An agreement will need to be signed and recorded for the i.e. purposes. *Per lot*
- Impact fee=\$8,585.00. This fee includes the cost of the meter. This is the current rate and is subject to change based on future impact studies. *Per lot*
- Connection fee=\$2,600.00 this includes the cost for parts. An asphalt and road rehabilitation cost will need to be assessed after the project is done to pay for the cost of the road repairs if needed. (An approved contractor may be hired to install the connection if desired (see below). *per lot*
- If desired a licensed contractor approved by the district may install the connection with parts specified in the district standards and under the supervision of the District.
- The District reserves the right to make or revise changes as needed or as advised by the District's engineer or the District's attorney.
- Construction water fee \$100 for the use of water during construction of the home. *per lot*

This is for subdivision preliminary approval only. Final subdivision approval shall not be permitted until approval is given by the District. All fees must be paid before final approval is given. Because fees may change this letter expires at the end of this calendar year.

Expires 12/31/2023

Sincerely,

Ryan Rogers

Taylor West Weber Water District - Manager

*Changes made
By Ryan Rogers
ON 10/13/23*



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for approval of the Jeff Burton Subdivision, a single-lot subdivision.
Agenda Date:	Wednesday, October 18, 2023
Applicant:	Jeff Burton, owner
File Number:	UVJ082823

Property Information

Approximate Address:	4180 E 4100 N, Liberty
Project Area:	3 Acres
Zoning:	Forest Valley 3 (FV-3)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-015-0107
Township, Range, Section:	T7N, R1E, Section 21

Adjacent Land Use

North:	Vacant grassland	South:	Residential
East:	Vacant grassland	West:	Vacant grassland

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 14 (Forest Valley Zone, FV-3)
- Title 104 (Zones) Chapter 28 (Stream Corridors, Wetlands, And Shorelines)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)

Background and Summary

The applicant is requesting approval for a one-lot subdivision that fronts directly on 4100 North Street in Liberty, which is a county public right-of-way. The subdivision of the property will create one residential lot separated from a larger remaining parcel that is 35.56 acres. The land is currently vacant with a gentle rise northward from 4100 North Street.

Weber County will begin building a road that will connect 4100 North Street eastward through to the Wolf Creek area. The roadway fronting this single-lot subdivision is complete with the exception of a pathway on the north side of 4100 North Street. The paved pathway improvement would be within the 80' public ROW, for which, the Jeff Burton Subdivision plat dedicates the appropriate amount of area to 4100 North Street.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

"The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

Small Subdivision: Section 101-2-20 defines a small subdivision as:

- a) A subdivision that has nine or fewer lots;
- b) An amended subdivision that has nine or fewer lots; or
- c) A final subdivision phase that has nine or fewer lots, which has a valid preliminary approval by the planning commission and meets all conditions of preliminary approval, including proposed street layouts and phasing plan.

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

Culinary Water: A private well will serve the culinary and secondary water needs of this lot. The well approval letter from the Weber-Morgan Health Department is attached as Exhibit C. Any outdoor watering limitation imposed by the Weber Basin Water District will need to be stated on the final plat.

Sanitary System: The owner has obtained a septic permit from the Weber-Morgan Health Department that is included as Exhibit B.

Review Agencies: The Weber County Fire District has posted approval of the Jeff Burton Subdivision with further requirements to come at the time of building permit. The Weber County Engineering Department requires a deferral agreement for curb gutter and sidewalk and that the subdivision plat has a note added. Weber County Planning Division and Surveyors Office have posted reviews that will be addressed by a revised plat.

Staff Recommendation

Staff recommends final approval of Jeff Burton Subdivision, a single-lot subdivision. The following conditions are part of the Planning Staff's recommendation:

1. The subdivision plat shall meet all Weber County reviewing agency requirements prior to recording.
2. The owner enters into a deferral agreement for the curb, gutter, and sidewalk.
3. The County Commission Chair will sign the final plat accepting road area dedication.

The following findings are the basis for the planning staff's recommendation:

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

Exhibits

- A. Jeff Burton Subdivision Plat
- B. Septic Permit
- C. Well Approval from the Health Department

Area Map

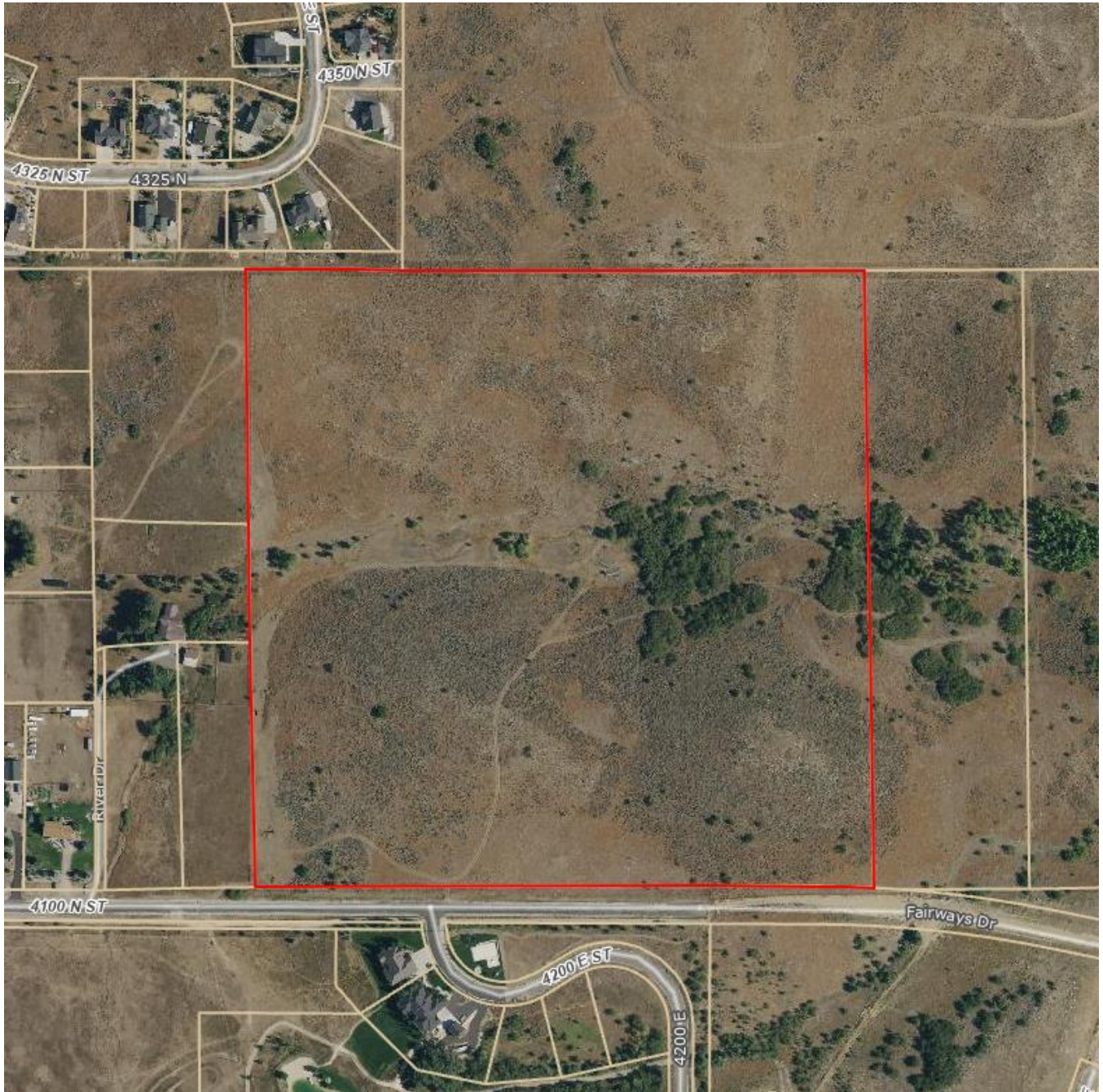
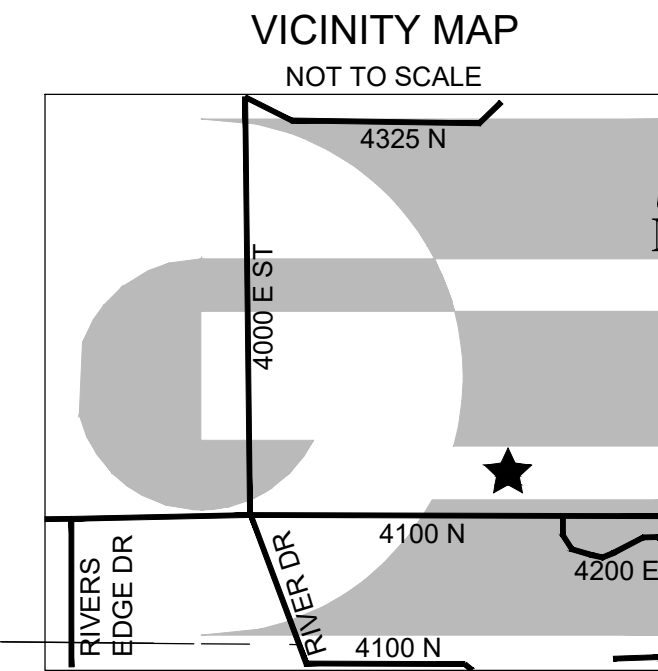


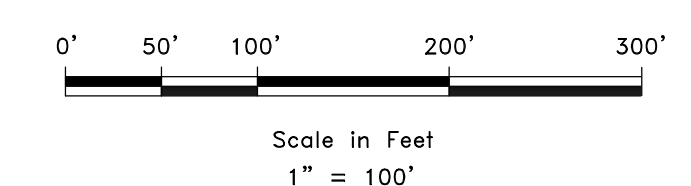
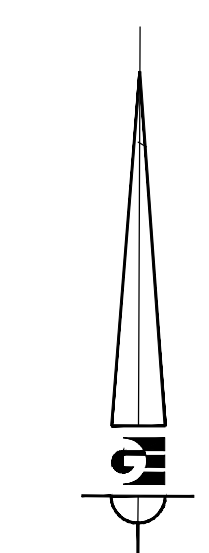
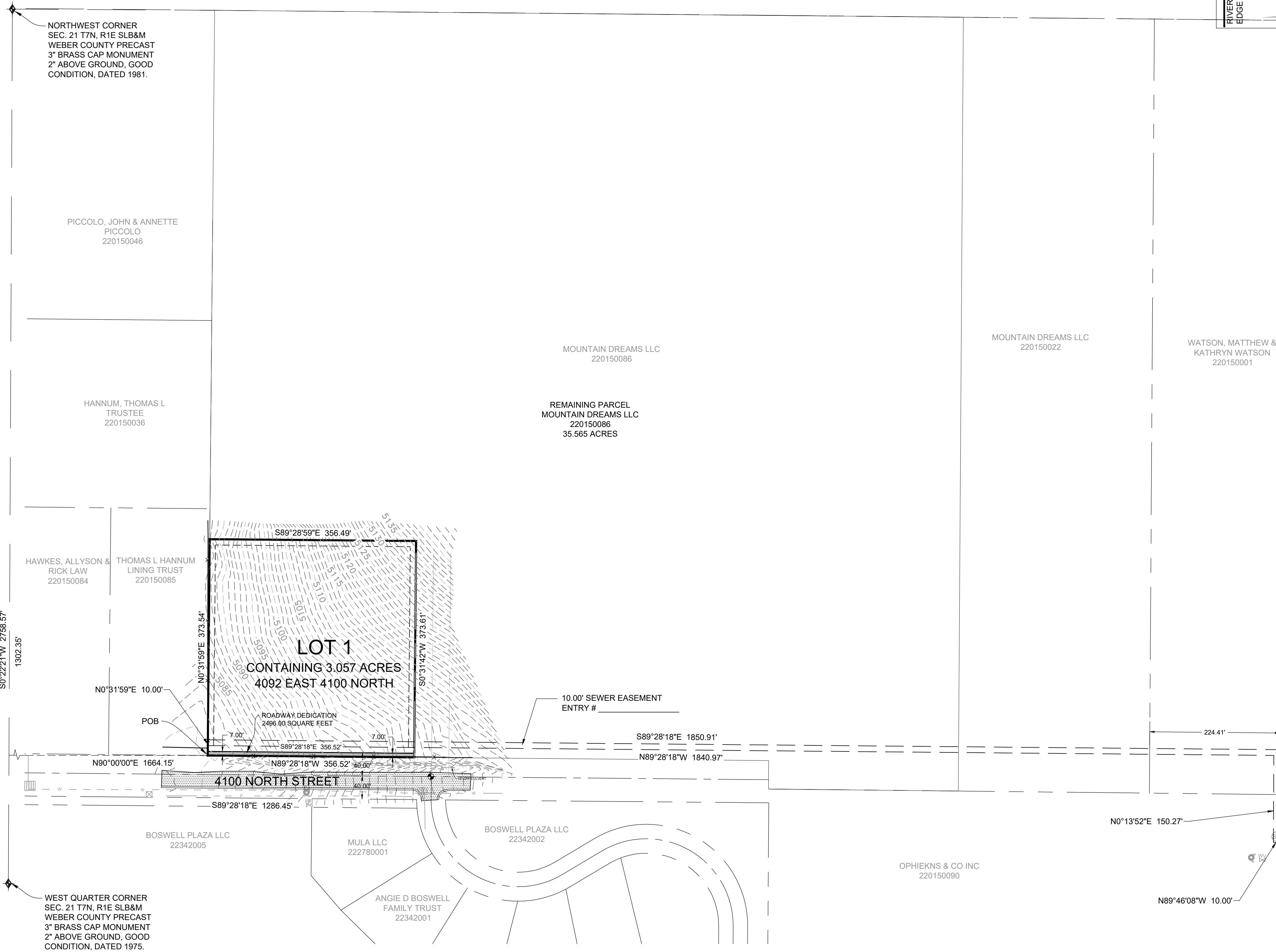
Exhibit A

JEFF BURTON SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2021



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4100 NORTH STREET BEING LOCATED SOUTH 0°22'21" WEST 1302.35 FEET AND NORTH 90°00'00" EAST 1664.15 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 0°31'59" EAST 373.54 FEET; THENCE SOUTH 89°28'59" EAST 356.49 FEET; THENCE SOUTH 0°31'42" WEST 373.61 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°28'18" WEST 356.52 FEET TO THE POINT OF BEGINNING. CONTAINING 3.057 ACRES MORE OR LESS.



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
ROADWAY DEDICATION 2496 SF
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

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 JEFF BURTON SUBDIVISION 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:

JEFF BURTON SUBDIVISION

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.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of ___, 2021, personally appeared before me _____, 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 _____ of MOUNTAIN DREAMS 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 _____ acknowledged to me that said "Corporation executed the same.

NOTARY PUBLIC

NOTES

- 1. ZONE FV3 CURRENT YARD SETBACKS: FRONT 30 FEET; SIDE 20 FEET; REAR 30 FEET.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0228F WITH AN EFFECTIVE DATE OF JUNE 02, 2015.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JEFF BURTON. 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 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°22'21" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4100 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE 4100 NORTH ROAD DEDICATION.

WEBER COUNTY SURVEYOR, WEBER COUNTY ATTORNEY, WEBER COUNTY ENGINEER, WEBER COUNTY COMMISSION ACCEPTANCE, WEBER COUNTY PLANNING COMMISSION APPROVAL, WEBER - MORGAN HEALTH DEPARTMENT. Includes signature lines and dates for each official.

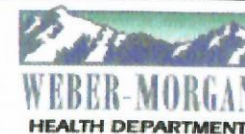
DEVELOPER: JEFF BURTON 801-791-4214
COUNTY RECORDER: ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066



PERMIT TO CONSTRUCT AN ONSITE WASTEWATER TREATMENT SYSTEM

ISSUED BY THE WEBER-MORGAN HEALTH DEPARTMENT

477 23rd Street, OGDEN, UTAH 84401



Permit No.: **W102151**

Issued: **November 22, 2022**

Expires: **November 22, 2023**

This is to certify that **BRIGHAM BURTON** is hereby issued a permit to install an onsite wastewater treatment system for the property with the Property Identification Number **22-015-0107** with the following specifications and provisions:

Approximate construction site address: **4180 E 4100 N, LIBERTY**

Lot: **0** of the **N/A** subdivision in **Weber** county Utah.

Water supply will be provided by: **WELL (PRIVATE)**.

Type of System will be **ABSORPTION FIELD** with an absorption area of **2250** Sq. Ft.

Septic tank capacity must be at least **1750** gallons. System is designed for a **6** bedroom home.

Maximum depth of trench bottoms must be limited to **18** inches from original ground surface.

***** IMPORTANT - PLEASE READ CAREFULLY *****

SIZED FOR MAXIMUM WATER USAGE OF 900 GPD.

MAXIMUM DEPTH TO BOTTOM OF TRENCH FROM ORIGINAL GROUND SURFACE IS 18".

THREE FOOT MAXIMUM BACKFILL OVER SEPTIC TANK.

INSTALL IN DESIGNATED LOCATION.

INSTALL ACCORDING TO CONSTRUCTION PLANS REVIEWED BY THIS OFFICE.

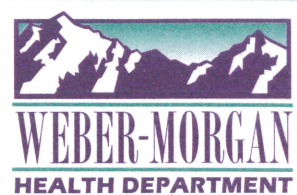
WATER TIGHTNESS TEST REQUIRED. TANK MUST BE FULL AT TIME OF INSPECTION.

Please provide the permit number and address when requesting the final inspection or any additional information regarding this system.
Final inspection to be completed prior to any backfilling of installed system.

This permit may be revoked or altered if the site is found to be in a flood hazard or other geologic hazard area. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the installed system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards.

Summer Day/Go

BRIAN COWAN, MPH, LEHS
Health Officer/Executive Director



November 2, 2022

Brigham Burton
3203 E 4650 N
Eden, UT 84310

RE: **Private Well Approval at:**
4100 E 4100 N
Liberty, UT 84310
Parcel #22-015-0086

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E6153 (35-13867)
2. Well driller license #920
3. The well is 205 feet deep with a "Bentonite Chip 3/8"" seal to a depth of 30 feet.
4. The well yields 30 GPM with a 14-foot drawdown in 1 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on September 27, 2022. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on September 27, 2022 the resulting bacteriological test was found to be present for Total Coliform. The well was re-chlorinated and then resample November 2, 2022. The water analysis was satisfactory
7. This is not a shared well.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,



Summer Day, LEHS III, Program Manager
Division of Environmental Health



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	LVS062723. Consideration and action on a request for final approval of Silverline Industrial Park Subdivision, consisting of 2 lots.
Agenda Date:	Wednesday, October 18, 2023
Applicant:	Tim McKissen
File Number:	LVS062723

Property Information

Approximate Address:	9501 W 900 S, Ogden, UT, 84401
Project Area:	36 Acres
Zoning:	Manufacturing M-3
Existing Land Use:	Manufacturing
Proposed Land Use:	Residential
Parcel ID:	10-041-0011

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 21 (Manufacturing M-3 zone)
- 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 in the M-3 zone, located at 9501 W 900 S, Ogden. Lot 1 is five acres and lot 2 is 31 acres. Culinary water and secondary water are provided by Western Basin Water Company. Sewer is provided by Little Mountain Sewer. The following is an analysis of the project and an explanation of how it complies with land use code.

Analysis

General Plan: The Western Weber General Plan Future Land Use map shows this area remaining in manufacturing zoning. The proposal furthers manufacturing uses in this area by creating new lots.

Zoning: The property is located in the M-3 Zone. The purpose of this zone is stated in the LUC §104-21.

The purpose of the Manufacturing (M-3) Zone is to provide for industrial uses related to the manufacturing, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included in this purpose.

Lot 1 is vacant and lot 2 currently has a Metal Finishing business located on the property. The metal finishing business has an active business license.

Site Development Standards: Lots created in the M-3 Zone are required to comply with the following site development standards:

Lot area: None;

Lot width: None;

Minimum front yard setback: 50 feet

Minimum side yard setback: None

Minimum rear yard setback: None

Maximum building height: None

Maximum lot coverage by buildings: 80 percent.

Both proposed subdivision lots, and the existing structures comply with the M-3 zoning site development standards. Lot 1 is 5 acres with 311 feet of width along 900 S. Lot 2 is 31 acres with 560 feet of width along 900 S.

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)".

Right-of-Way Connectivity: Opportunities for roadway connectivity are explored for all development proposals, as required by the county subdivision code. The applicant is proposing to dedicate 7 feet of right of way along 900 S, so that the right of way will be 80 feet as anticipated by the Western Weber General Plan. The applicant is showing the future location of 9350 W (80 ft width) extending through the south end of the property. This dedication will happen in the future as the developer plats more lots.

Culinary Water, secondary water, and sewer service: Western Basin Water Company has provided a will serve letter for culinary and secondary water. This water provider has not requested to sign the final subdivision plat and does not require a final approval letter for subdivision approvals. Little Mountain Sewer has not provided a will-serve letter yet, however, they have confirmed verbally that they will give a formal approval letter in the next week. They are also not requesting to sign the subdivision plat.

Review Agencies: The Weber County Fire District, the Weber County Surveyor, and the Weber County Engineering Division have granted approval of the project.

Staff Recommendation

Staff recommends the final approval of Silverline Industrial Park Subdivision. Approval is based on completing all county review agency requirements and completion of the following conditions:

1. The owner enters into a Deferral Agreement for the curb, gutter, and sidewalk.
2. The owner provides a written will-serve letter from Little Mountain Sewer before the plat records.

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.

Exhibits

A. Final subdivision plat

Area Map



Silverline Industrial Park Subdivision

Weber County, Utah

A Part of the Northeast Quarter of Section 20,
Township 6 North, Range 3 West, Salt Lake Base & Meridian
March 2023

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 _____, 2023.

Chairman, Weber County Commission

Attest

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.

Signed this _____ Day of _____, 2023.

Weber County Engineer

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 _____, 2023.

Weber County Attorney

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 _____, 2023.

Weber County Surveyor

ROS#

LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (P.U.E.)
- Existing Water Line
- Proposed Water Line
- Fence Line
- 30' Wide Access Easement
- 30' Wide Access and Utility Easement
- Road Dedication to Weber County
- Found rebar set by others
- Set 5/8" x 24" Rebar With Cap
- Section Corner
- Weber County Benchmark WC-121

NARRATIVE

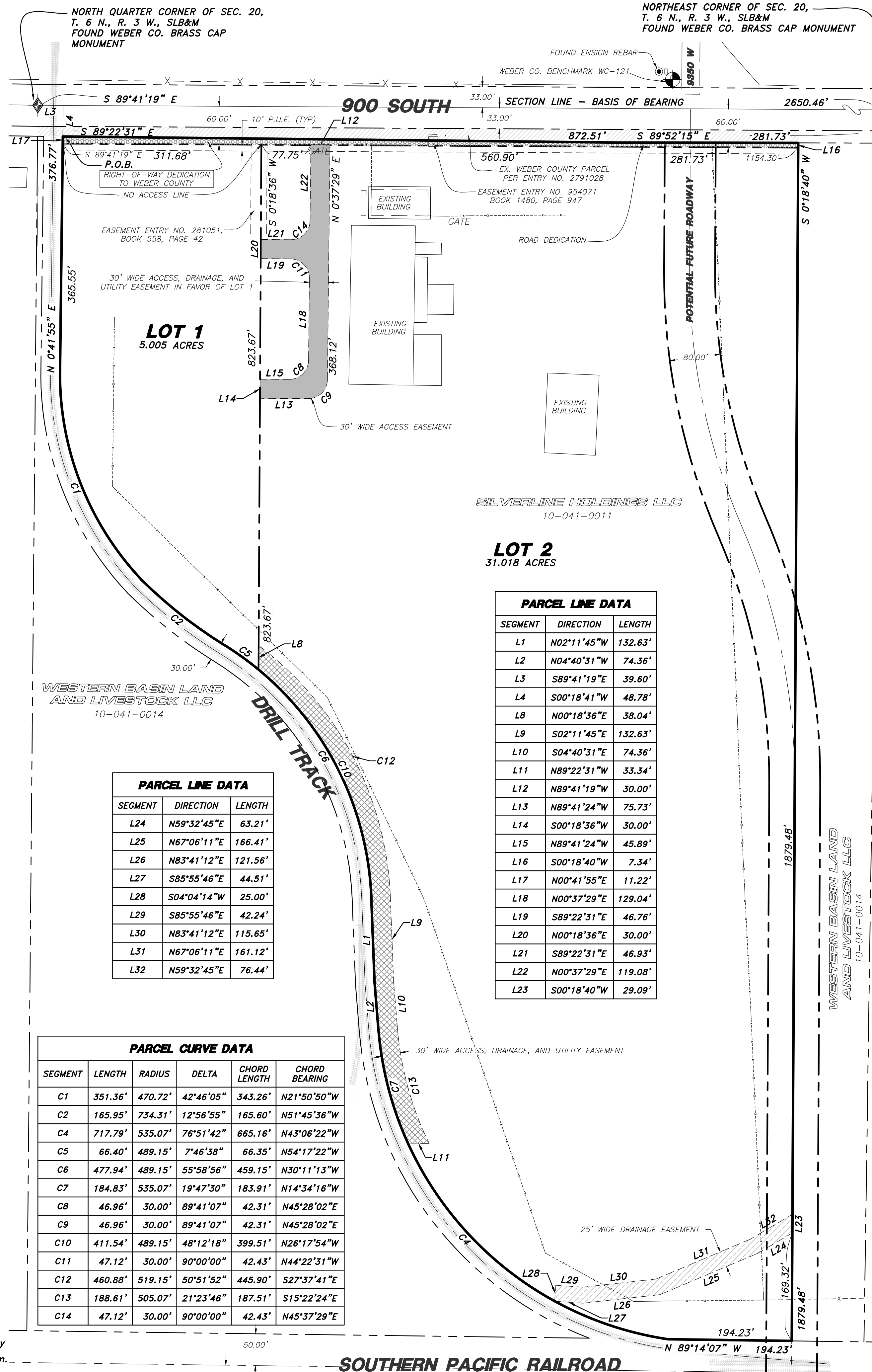
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE 2 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY TIM MCKISSEN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°41'19" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

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 _____, 2023.

Chairman, Weber County Planning Commission



PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N02°11'45"W	132.63'
L2	N04°40'31"W	74.36'
L3	S89°41'19"E	39.60'
L4	S00°18'41"W	48.78'
L8	N00°18'36"E	38.04'
L9	S02°11'45"E	132.63'
L10	S04°40'31"E	74.36'
L11	N89°22'31"W	33.34'
L12	N89°41'19"W	30.00'
L13	N89°41'24"W	75.73'
L14	S00°18'36"W	30.00'
L15	N89°41'24"W	45.89'
L16	S00°18'40"W	7.34'
L17	N00°41'55"E	11.22'
L18	N00°37'29"E	129.04'
L19	S89°22'31"E	46.76'
L20	N00°18'36"E	30.00'
L21	S89°22'31"E	46.93'
L22	N00°37'29"E	119.08'
L23	S00°18'40"W	29.09'

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L24	N59°32'45"E	63.21'
L25	N67°06'11"E	166.41'
L26	N83°41'12"E	121.56'
L27	S85°55'46"E	44.51'
L28	S04°04'14"W	25.00'
L29	S85°55'46"E	42.24'
L30	N83°41'12"E	115.65'
L31	N67°06'11"E	161.12'
L32	N59°32'45"E	76.44'

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	351.36'	470.72'	42°46'05"	343.26'	N21°50'50"W
C2	165.95'	734.31'	12°56'55"	165.60'	N51°45'36"W
C4	717.79'	535.07'	76°51'42"	665.16'	N43°06'22"W
C5	66.40'	489.15'	7°46'38"	66.35'	N54°17'22"W
C6	477.94'	489.15'	55°58'56"	459.15'	N30°11'13"W
C7	184.83'	535.07'	19°47'30"	183.91'	N14°34'16"W
C8	46.96'	30.00'	89°41'07"	42.31'	N45°28'02"E
C9	46.96'	30.00'	89°41'07"	42.31'	N45°28'02"E
C10	411.54'	489.15'	48°12'18"	399.51'	N26°17'54"W
C11	47.12'	30.00'	90°00'00"	42.43'	N44°22'31"W
C12	460.88'	519.15'	50°51'52"	445.90'	S27°37'41"E
C13	188.61'	505.07'	21°23'46"	187.51'	S15°22'24"E
C14	47.12'	30.00'	90°00'00"	42.43'	N45°37'29"E

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 PROFESSIONAL LAND SURVEYORS ACT; AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS SILVERLINE INDUSTRIAL PARK SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY 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 _____, 2023.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET, POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A DRILL TRACK AS DESCRIBED OF RECORD IN ENTRY NO. 2874163 LOCATED 38.60 FEET SOUTH 89°41'19" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 48.78 FEET SOUTH 00°18'41" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°22'31" EAST 872.51 FEET; AND (2) SOUTH 89°52'15" EAST 281.73 FEET TO THE NORTHWEST CORNER OF THE WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY, TAX ID. NO. 10-041-0014; THENCE SOUTH 00°18'40" WEST 1879.48 FEET ALONG THE WEST LINE OF SAID WESTERN BASIN LAND AND LIVESTOCK LLC PROPERTY TO THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTH 89°14'07" WEST 194.23 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF A DRILL TRACK AS DESCRIBED OF RECORD IN ENTRY NO. 2874163; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES; (1) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 535.07 FOOT RADIUS CURVE, A DISTANCE OF 717.79 FEET, CHORD BEARS NORTH 43°06'22" WEST 665.16 FEET, HAVING A CENTRAL ANGLE OF 76°51'42"; (2) NORTH 04°40'31" WEST 74.36 FEET; (3) NORTH 02°11'45" WEST 132.63 FEET; (4) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 489.15 FOOT RADIUS CURVE, A DISTANCE OF 477.94 FEET, CHORD BEARS NORTH 30°11'13" WEST 459.15 FEET, HAVING A CENTRAL ANGLE OF 55°58'56"; (5) NORTHWESTERLY ON A REVERSE NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 734.31 FOOT RADIUS CURVE, A DISTANCE OF 165.95 FEET, CHORD BEARS NORTH 51°45'36" WEST 165.60 FEET, HAVING A CENTRAL ANGLE OF 12°56'55"; (6) NORTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 470.72 FOOT RADIUS CURVE, A DISTANCE OF 351.36 FEET, CHORD BEARS NORTH 21°50'50" WEST 343.26 FEET, HAVING A CENTRAL ANGLE OF 42°46'05"; AND (7) NORTH 00°41'55" EAST 376.77 FEET TO THE POINT OF BEGINNING, CONTAINING 36.023 ACRES.

OWNER'S 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 AS SHOWN HEREON AND NAME SAID TRACT SILVERLINE INDUSTRIAL PARK SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, NAMELY THE 900 SOUTH STREET FRONTAGE RIGHT-OF-WAY PARCEL AS SHOWN HEREON, TO WEBER COUNTY; AND ALSO GRANT AND DEDICATE A 30 FOOT WIDE ACCESS, DRAINAGE, AND UTILITY EASEMENT ACROSS LOT 2 FOR THE BENEFIT OF LOT 1, AND ALSO GRANT AND DEDICATE THE SOUTHWESTERLY 30 FOOT WIDE ACCESS, DRAINAGE, AND UTILITY EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF LOT 1. WE ALSO DEDICATE THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON TO THE PUBLIC, 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 ERECTED WITHIN SUCH EASEMENTS. WE HEREBY DEDICATE THE 25.00 FOOT DRAINAGE EASEMENT ACROSS THE SOUTHERLY PORTION OF LOT 2 AS SHOWN HEREON TO WEBER COUNTY, ALONG WITH A MUTUALLY ACCEPTABLE ACCESS TO SAID EASEMENT ACROSS SUBJECT PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.

TIM S. MCKISSEN REGISTERED AGENT OF SILVERLINE HOLDINGS, LLC DATE _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, TIM S. MCKISSEN, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A REGISTERED AGENT OF SILVERLINE HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

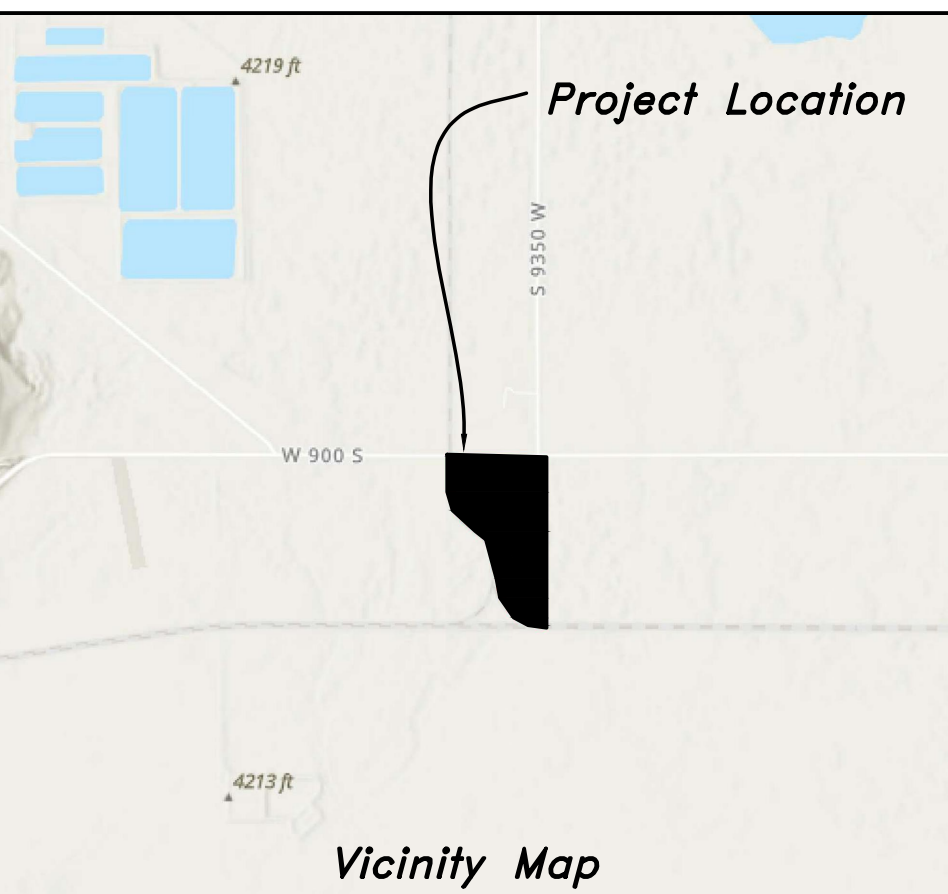
BY: _____

DEPUTY

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 _____, 2023.

Weber-Morgan Health Department



Developer:
TIM MCKISSEN
950 WEST 900 SOUTH
OGDEN, UTAH 84404
(801) 891-2411



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