

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 8, 2025
4:00 p.m.**

1. Minutes: May 22, 2024, June 26, 2024, July 10, 2024 and August 16, 2024

2. Administrative Items

2.2 LVL100824: Request for final approval of Lucero Subdivision 3rd Amendment, a standard subdivision, consisting of two lots, in the RE-15 zone. This request includes a private drive to access the east lot, and is located at approximately 6010 Wasatch Dr., Ogden, UT, 84403.

Staff 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***

The Planning Division 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 August 16, 2024, 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, Kristalyn Devries, Secretary

1. DR 2024-03 - Consideration and action for a sign/billboard located at 2971 E I-84, Ogden, 84403
Planner: Tammy Aydelotte

Ms. Aydelotte states that this is a request for approval for a freestanding sign by Weber Canyon just outside of the right of way on Geneva Rock property. The application has been reviewed against sign code and design review standards. She notes that not many of them apply. This would be considered an off premises sign. She notes that the information on the sign is not necessarily relevant to what is going on onsite. She notes that the sign can be lite with indirect lighting. No lighting should be installed which should prevent direct rays of rays of light to penetrate adjoining property or into the right of way. She adds that concerning section of code 110-17A must not be placed on public property or extend over public property. No projecting sign may extend over 24 inches of the building to which it is attached. There is no structure associated with this. No freestanding sign shall be located closer than 10 ft to any property line nor be 10 ft above the side walk. What is being proposed is a maximum height of 50ft and square footage of 672. She has already talked to UDOT. This is not located on a scenic corridor. UDOT is fine with what the applicant is proposing are ready to issue their approval pending the approval of Weber County. The applicant has a Building permit in that is waiting on this approval. Staff recommends approval based on the conditions and findings listed in the staff report.

Director Grover states that he looked over the conditions and they look reasonable.

Mr. Strigham the applicant states that he is representing Bill Gammell who is the owner. Mr. Strigham states that he has nothing to add and everything has been straightforward.

Direcotor Grover recommends approval of this project subject to the conditions and findings in the staff report.

Adjourn 4:04pm

Respectfully submitted,

Marta Borchert

Minutes of May 22, 2024, 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; Bill Cobabe, Planner; Tammy Aydelotte; Planner, Marta Borchert, Secretary

1. Administrative Items

1.1. LVO031224P2 – Request for final approval of The Orchards Phase 2, located at approximately 2700 West 2750 North, Ogden, UT, 84401. This project consists of 22 townhomes in the R-3 zone. Planner: Tammy Aydelotte
Ms. Aydelotte states that this is a JDC Subdivision.

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase2 includes 6 cluster single family cottage lots and 22 townhome units with 0.811 acres of open space, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property.

Staff Recommends approval based on conditions and findings in the staff report.

Director Grover recommends approval subject to Conditions and findings in the staff report.

1.2. LVO031224P3 – Request for final approval of The Orchards Phase 4, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 36 townhomes, 9 single-family dwelling lots, and public roadway dedication, in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase 3 includes 9 cluster single family cottage lots and 36 townhome units with 1.447 acres of open space, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property.

Staff Recommends approval based on conditions and findings in the staff report.

Director Grover recommends approval subject to Conditions and findings in the staff report.

1.3. LVO031224P4 – Request for final approval of The Orchards Phase 4, located at approximately 2725 North 2700 West, Ogden, UT, 84401. This project consists of 42 townhomes, dedicated open space, and public roadway dedication in the R-3 zone. Planner: Tammy Aydelotte

12/12/2023 – Preliminary Approval granted by the Western Weber Planning Commission. 2/6/2024 – Preliminary approval granted by the Weber County Commission, per the recorded development agreement outlining approval procedures for this development. The Orchards at JDC Phase 4 includes 42 townhome units with an open space parcel consisting of 3.125 acres, which will be dedicated to, and maintained by the HOA. The proposal follows the development agreement that has been recorded to the property.

Staff Recommends approval based on conditions and findings in the staff report.

Director Grover recommends approval subject to Conditions and findings in the staff report.

1.4 UVS030424 – Request for final approval of Summit Eden Phase 1C Amendment 10, located at approximately 8455 E Copper Crest Dr., Eden, UT, 84310. This project consists of four lots in the DRR-1 zone. Planner: Tammy Aydelotte

This project area consist of .032 acres in the DRR-1 zone at approximately 8455 E Copper crest drive .in Eden. The purpose of this 10th amendment is to consolidate 7 lots and 2 small open space into 4 lots. They have already dedicated 20 percent more open space than the minimum required. A note needs to be added to the plat that a geologic hazard study will be required prior to building permit. Staff Recommends approval based on conditions and findings in the staff report.

Director Grover recommends approval subject to Conditions and findings in the staff report.

1.5 UVL032524 - Consideration and action on Final approval of Lazy S Subdivision consisting of 1 lot, located at approximately 4126 E 2950 N Liberty, UT in the AV-3 zone. Planner: Tammy Aydelotte

The applicant is requesting final approval of Lazy S Subdivision consisting of one residential lot (See Exhibit A). 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). Staff Recommends approval based on conditions and findings in the staff report.

Director Grover recommends approval subject to Conditions and findings in the staff report.

1.6 UVE032124 - East Well Subdivision: A proposed one-lot subdivision of land located at approximately 3600 N 5675 E in Eden to allow for the installation of a well pump house owned and maintained by Wolf Creek Water and Sewer Improvement District. Property owner: Russ Watts Planner: Bill Cobabe

The applicant is requesting approval of a one-lot subdivision, located at approximately 3600 N 5675 E that will gain sole access from 5675 E in Eden. 5675 E is to be constructed and maintained as a public road. The proposed future 5675 E will extend to the west and provide access for the future development of lots in the subdivision (see future subdivision layout). The proposed well lot – Lot 1 – will be dedicated to the Wolf Creek Water and Sewer Improvement District for the construction of a well house/pump house. 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 RE-15 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations. A Conditional Use Permit for a Public Utility Substation will be required after recordation of the plat. Staff Recommends approval based on conditions and findings in the staff report.

Director Grover recommends approval subject to Conditions and findings in the staff report.

**Adjournment 4:16pm
Respectfully submitted,
Marta Borchert**

Minutes of July 10, 2024, 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, Kristalyn Devries, Secretary

- 1.1 **UVA011224:** Request for final approval of Arrowleaf Subdivision, consisting of nine lots, located at approximately 4731 N 2900 E, Liberty UT, 84310. This request includes private access to the lots within this proposed subdivision.
Planner: Tammy Aydelotte

Ms. Aydelotte states that the applicant is requesting final approval of a nine-lot subdivision that will gain sole access from 2900 E in Liberty. 2900 E is built and maintained as a public road. The proposed future private lane will slope up from 2900 E on the west side and extend approximately 1800', providing access and frontage for all nine lots. An additional (see the Area Map on page 4). The appropriate 66' area for the 2900 E will need to be dedicated; provision is made for that on the proposed final plat. The Arrowleaf Subdivision will be served with an individual well and septic systems. This proposal is located at approximately 4731 N. 2900 E. 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. This lot is not located in a drinking water protection zone however it is located in a natural hazard study area and geologic hazard study area. A geologic hazard study was not submitted with application. Planning will require a natural hazard disclosure notice be recorded with the final plat to indicate to future land owner that they will be required.

Director Grover asks if the square areas are buildable areas. Ms. Aydelotte states that they are. Director Grover asks how they determined the slope. David Chugg states not all the boxes indicated buildable envelopes some of them are for the septic systems. He notes that they chose the building envelope because they needed to identify the test pits for septic for the well serves. The septic systems are tied closely to the building pads. The building pads are an acres large.

Ms. Aydelotte states that there are a lot of sensitive lands that run through. She notes that it was an indicator with the stream easements and drainage easements. She notes that there is some common areas that are proposed. An HOA will maintain those areas.

Staff recommends final plat approval of Arrowleaf Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:

1. Prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of all applicable water rights shall be submitted.
3. A "Natural Hazard Disclosure" shall be recorded with the final plat.
4. That secondary or irrigation water follow the requirements and covenants on the subdivision ordinance.
5. That the well protection area be completely within the property boundary.
6. CC&R's shall be recorded with the final plat

All improvements shall be installed, escrowed for, or a combination of both, prior to recording the final plat. The following findings are the basis for the staff's recommendation:

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

Director Grover recommends approval subject to the conditions and findings outlined in the staff report.

Adjourn: 4:06PM
Respectfully Submitted
Marta Borchert

Minutes of June 26, 2024, 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: Charlie Ewert; Principle Planner (Acting Land Use Authority), Felix Lleverino Planner; Tammy Aydelotte; Planner, Marta Borchert, Secretary

1.1 DR 2024-01: Request for approval on a design review application for hard-surface parking for a future Western Weber Park. Planner: Tammy Aydelotte

Tammy Aydelotte states that the applicant is requesting approval of a design review for the Western Weber Parks District, to improve 9.50 acres into a regional park. Phase A would include the parking lot along 1800 South Street, consisting of approximately 1.00 acres, and 90 parking stalls. Phase B includes the southern parking lot consisting of approximately 1.00 acres and 89 stalls. Phase C will include various sport courts, and fields (see Exhibit B). The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Parks are permitted in the A-1 zone and Parking lots are an accessory use to the park. Planning Staff has no concerns with this project and recommends approval based on the conditions and findings in the staff report.

Mr. Ewert asked how long after the Parking lot is installed will the other park amenities be installed.

Ms. Aydelotte defers the question to Mr. Peterson who is the representative for the Parks District.

Lance Peterson states that they have a design for the North Pavilion. He notes that it was submitted earlier in the month. He adds that it should be going through the approval process in the next couple of months.

Mr. Ewert states that normally for an accessory use there would need to be a primary use established. He notes that this is for a Park and the applicant is representing a Governmental agency and they are doing it for profit it is a different situation. He adds that just having the land as it is, is technically a park.

Mr. Ewert asks Ms. Aydelotte if there is a typo in the staff report because there is a note referring to a warehouse. He notes if that is an error there should be an addendum added to the staff report to correct the issue.

1.2 LVS060823: Consideration and action on a request for final approval of the Singletree Acres Subdivision (25 lots) located at 2200 S 4520 W. Planner: Felix Lleverino

Mr. Lleverino states the applicant is requesting final approval of the Single tree Acres Subdivision (25 lots) at approximately 2200 S 4520 W

The R1-15 zone allows for lots as small as 9000 sq. ft within a connectivity incentivized development such as this. With Section 106-24.030 regulating connectivity incentivized subdivisions.

A development agreement accompanying the rezone throughout the review process until recording the subdivision plat the planning staff will ensure that all of the development agreements requirements are satisfied, particularly subdivision design elements such as a pathway connecting to Weber High School property, and neighborhood street alignment.

Mr. Ewert notes that this was the first application after the new general plan. He asks there is anything in the development agreement concerning trees. Mr. Lleverino states that there was not. He added that Mr. Buck would like to install some trees out of the kindness of his heart staff would love to see that.

Mr. Ewert asks if there was anything in the development agreement concerning Parks donations. He notes that when it comes to these subdivisions out West park donations have been so important both from a General Plan perspective. He asks that this be added to the template for staff reports, as a brief statement of what is being

ADMINISTRATIVE REVIEW

done for the parks. He notes that at the time this development agreement was drafted the donation amount was \$2000. He adds that South of the tracks was \$2000 and North of the tracks was \$2500.

Mr. Lleverino states that he is skimming through the agreement and there doesn't seem to be anything regarding the parks donations.

Mr. Ewert recommends approval of the final plat provided that \$2000 dollars per lot be donated to the Parks. He states that they need to get into the records and verify that was part of the approval for the rezone. He notes that if that was a part of the rezone and it is not in the development agreement it is possible that the rezone does not apply. If the record indicates that no donation was expected that can be waived. That amount will need to be paid to parks district before it is recorded if applicable.

Adjournment 4:08pm
Respectfully submitted,
Marta Borchert



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of Lucero Subdivision 3rd Amendment, a standard subdivision, consisting of two lots, in the RE-15 zone. This request includes a private drive to access the east lot, and is located at approximately 6010 Wasatch Dr., Ogden, UT, 84403.

Type of Decision: Administrative

Agenda Date: Wednesday, January 08, 2025

Applicant: Scott & Lora Kier, Owners

File Number: LVL100824

Property Information

Approximate Address: 6010 Wasatch Dr, Ogden, UT 84403

Project Area: 1.34 acres

Zoning: Residential Estates (RE-15)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-696-0003

Township, Range, Section: T5N, R1W, Section 22 SE

Adjacent Land Use

North: South Ogden City boundary/residential	South: Skyline Drive/residential
East: Residential	West: Wasatch Drive

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov

Report Reviewer: RG

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-15 Zone)

Background and Summary

The applicant is requesting final approval of Lucero Subdivision 3rd Amendment, standard subdivision, consisting of two residential lots, in the RE-15 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.

Analysis

General Plan: This two-lot subdivision is in harmony with the Western Weber General Plan by continuing residential development in areas where infrastructure already exists (see land use Goal 1, page 51, Western Weber General Plan).

Zoning: The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

“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.”

RE-15 Zone Site development standards: Minimum lot area within subdivision in the RE-15 Zone is 15,000 square feet with a minimum width of 100 feet. Each lot within this proposal complies with these standards. Lot 7 has an area of 18,592 square feet acres and a width along Wasatch Drive of 160.18 feet. Lot 8 has an area of 39,455 Square feet and a lot width along the front lot line (western boundary) of 136.22 feet.

Lot 8 will use a shared private lane to access their lot. Though this parcel also has frontage (33.89 feet) of frontage along Skyline, there is no access permitted from Skyline to Lot 8. The following standards apply to the shared private lane (see LUC §106-2-2.030):

“Shared private lane design, configuration, and construction requirements. A shared private lane shall be:

1. ***Design.*** Designed and constructed to have a minimum right-of-way width of 24 feet, with a minimum improved surface width of 20 feet. A greater right-of-way width may be required by the County Engineer for a cross-slope easement.
2. ***Configuration.*** Configured and constructed so that any curve will safely facilitate the turning radius and weight of the Fire Authority’s largest fire apparatus.
3. ***Construction.*** Constructed of all-weather material, have a grade of no greater than ten percent, a clearance no less than 14 and a half feet. In a development with an average density that is greater than one unit per acre, the lane shall be hard-surfaced.
4. ***Ownership requirements.*** Be on a Parcel that is held in common ownership by a homeowner’s association that governs the Lots that gain access therefrom, or be an easement recorded in favor of the owners of all Lots that gain access therefrom.
5. ***Terminal length.*** If terminal, the shared private lane shall be no longer than
 1. 200 feet in the Western Weber Planning Area, and provide access to no more than seven Dwelling Units.”

Applicant shall show these standards on the final plat, prior to scheduling final approval.

Culinary water, secondary water, septic/sewer: The existing dwelling on lot 7 is currently served by Uintah Highlands Improvement District. The district has provided a letter citing availability of culinary water and sewer services for the proposed subdivision. Approval from Uintah Highlands Improvement District shall be submitted prior to recording the final plat.

Natural Hazards: The proposed subdivision lies within a geologic hazard study area. Per LUC §108-22-3(a) however, a report is not required, per the County Engineer.

Subdivision Improvements Required: This proposed subdivision is proposing a shared private drive. Standards for this improvement are stated above. Engineered plans shall be submitted, approved prior to final approval, and all required improvements shall be escrowed for prior to recording of the final plat.

Review Agencies: The Weber County Fire District has indicated that a hydrant may be required, depending on the location of a new dwelling constructed on lot 8. Engineering and Surveying have reviewed, but not yet approved of this proposed subdivision. All agency review requirements shall be addressed prior to recording the final plat.

Tax clearance: The 2023 property taxes have been paid in full.

Staff Recommendation

Staff recommends final approval of Lucero Subdivision 3rd Amendment, consisting of two lots and a shared private lane. This proposed subdivision is located at approximately 6010 Wasatch Drive, Ogden, UT 84403, in the RE-15 zone. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A maintenance agreement shall be recorded, along with a deferral agreement with the final plat.
2. A deferral agreement, per County Engineering, 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

Exhibits

- A. Subdivision Plat
- B. Application and Feasibility Letter

Area Map



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE AND SUBDIVIDE THE SOUTH-EAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, LUCERO SUBDIVISION - SECOND AMENDMENT, WEBER COUNTY, UTAH. THE PLAT IS BEING FILED FOR RECORD AND TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH. THE PLAT IS BEING FILED FOR RECORD AND TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH. THE PLAT IS BEING FILED FOR RECORD AND TO BE CONSIDERED AS A PART OF THE PUBLIC RECORDS OF THE COUNTY OF WEBER, UTAH.

- NOTE:**
- 1 - ALL PUBLIC UTILITY LINES AND PIPES ARE TO BE LOCATED AS SHOWN ON THIS PLAT.
 - 2 - ROAD AND CURB IS TO BE LOCATED AS SHOWN ON THIS PLAT.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC WORKS/UTILITY STANDARDS AND DIMENSIONS FOR THIS SUBDIVISION COMPLY WITH THE COUNTY STANDARDS AND THE APPROVAL OF THE PUBLIC WORKS/UTILITY STANDARDS DIVISION OF THE COUNTY OF WEBER, UTAH.

SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBMISSION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2024.

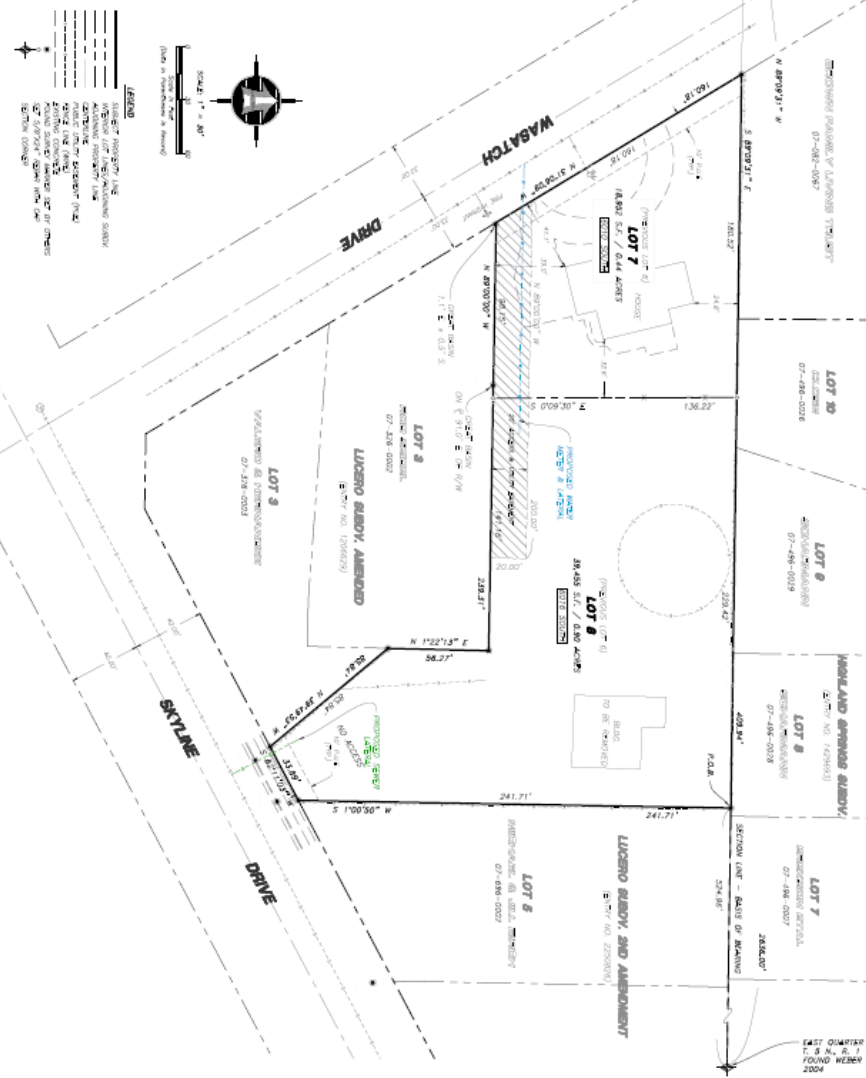
ADMINISTRATIVE, WEBER COUNTY PLANNING COMMISSION



Drawings: 1 - SHEET NO. 1 OF 1
 DATE: 07-24-2024
 BY: [Name]



LUCERO SUBDIVISION THIRD AMENDMENT
AMENDING LOT 6, LUCERO SUBDIVISION - SECOND AMENDMENT
 WEBER COUNTY, UTAH
 A PART OF THE SOUTH-EAST QUARTER OF SECTION 22,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
 SEPTEMBER 2024



WEBER COUNTY COMMISSION ACCEPTANCE

I HEREBY CERTIFY THAT THE WEBER COUNTY COMMISSION HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET AND THAT THE WEBER COUNTY COMMISSION HAS APPROVED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET AND THAT THE WEBER COUNTY COMMISSION HAS APPROVED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.

ADMINISTRATIVE, WEBER COUNTY COMMISSION

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 MET AND THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS APPROVED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY COMPLY WITH THE COUNTY STATUTES AND REGULATIONS AND/OR LAWS AND I HEREBY CERTIFY THAT THE WEBER COUNTY ATTORNEY HAS APPROVED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOLE, PRODUCTION MAP, AND SITE CONDITIONS FOR THIS SUBDIVISION PLAT, AND IN MY OPINION THEY COMPLY WITH THE COUNTY STATUTES AND REGULATIONS AND/OR LAWS AND I HEREBY CERTIFY THAT THE WEBER-MORGAN HEALTH DEPARTMENT HAS APPROVED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.

WEBER COUNTY RECORDER

I HEREBY CERTIFY THAT THE WEBER COUNTY RECORDER HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET AND THAT THE WEBER COUNTY RECORDER HAS APPROVED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING UTILITY LINE
[Symbol]	PROPOSED UTILITY LINE
[Symbol]	EXISTING ROAD AND CURB
[Symbol]	PROPOSED ROAD AND CURB
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING SURVEY MONUMENT
[Symbol]	PROPOSED SURVEY MONUMENT

ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF WEBER, I, _____, OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET AND THAT I HAVE VOLUNTARILY AND KNOWINGLY SIGNED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.

SURVEYOR'S CERTIFICATE

I, _____, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 63, CHAPTER 2, PART 1, SECTION 2-101, UTAH CODE ANNOTATED, AND THAT I HAVE REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET AND THAT I HAVE VOLUNTARILY AND KNOWINGLY SIGNED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN MET.

SIGNED THIS _____ DAY OF _____, 2024.

PRELIMINARY

WEBER COUNTY ENGINEER

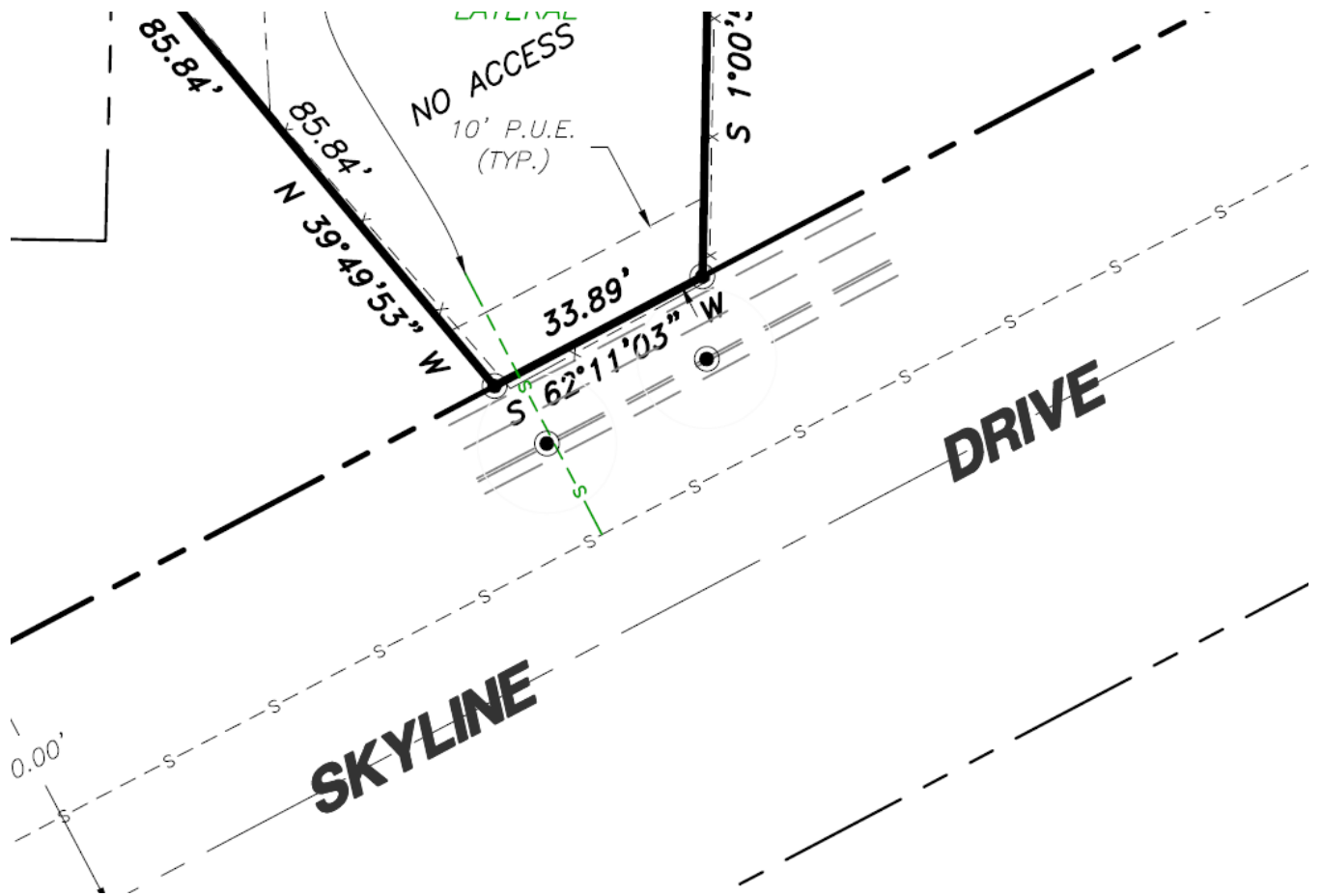


Exhibit B- Application and Feasibility Letter

Lucero Subdivision 3rd Amendment

+ Add Follower

Change Status

Change Review Due Date

Edit Project

Address: 6010 Wasatch Drive, Ogden (unincorporated Weber County), UT, 84403
Maps: [County Map](#), [Google Maps](#)
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Scott Kier
Created On: 9/16/2024

Project Status: Accepted
Status Date: 10/8/2024
File Number: LVL100824
Project Manager: [Tammy Aydelotte](#)

Application

Documents 9

Comments 2

Reviews 3

Followers 15

History

Reminder 0

Payments 1

Area Fees

Internal 0

Application

+ Add Building

+ Add Parcel

+ Add a Contractor

Edit Application

Print

Building Permit

Project Description

Our intent is to subdivide Lot 6 of the existing Lucero Subdivision into two lots, (7 and 8) and add a shared drive.

Property Address

6010 Wasatch Drive
Ogden (unincorporated Weber County), UT, 84403

Property Owner

Scott Kier
801-540-4669
scott@kier.org

Representative

--

Accessory Dwelling Unit

False

Current Zoning

RE-15

Subdivision Name

Lavender Way

Number of new lots being created

2

Number of lots affected

1

Number of lots approved

0

Lot Number

6

Lot Size

1.34

Frontage

180'

Culinary Water Authority

Uintah Highlands Water and Sewer District

Secondary Water Provider

Weber Davis Canal Company

Sanitary Sewer Authority

Central Weber Sewer

Nearest Hydrant Address

6020 Wasatch Drive, Ogden Utah 84403 (On corner of 6020 and S corner of 6010 along Wasatch Drive)

Signed By

Owner, Scott Kier

Parcel Number

[Remove](#) 076960003 - [County Map](#)

September 13, 2024

Subdivision Planner
Weber County Planning and Engineering
2380 Washington Blvd.
Ogden, Utah 84401

Re: Availability of services for Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed Subdivision of Lucero – Lot 6

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed subdividing of Lucero Subdivision – (Lot 6) - Parcel 07-696-0003, which is located within the boundaries of the District. Based upon the information provided and under existing conditions, the District hereby states that municipal water and sanitary sewer collection services would be available for the split of Lot 6 of this subdivision. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then be the sole responsibility of the owner. Detailed plans must be submitted and approved and all fees must be paid before a commitment to serve is granted on a building or home and before a building permit is granted.

This commitment is made expressly subject to the condition that the Developer of the Project shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements within the Project in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 13 day of Sept, 2024.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
Matt Sorensen, District Manager