

RECEIVED / 113 02 2018 RECEIVED IN 21 2018

WILLARD CITY SUBDIVISION APPLICATION

Application Date

July 31, 2018

Applicant

Zane & Camille Fairbanks

Mailing Address

55 So. 200 W.

Willard, UT 84340

San Juan

Project Address

Same as above

Subdivision Name

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Application Level (Check One) Fees

- Preapplication (SLUA) NA
- Pre-Sketch application (SLUA)
- Sketch Plan
- Preliminary Plat
- Final Plat

Assessor Parcel Number

02-051-0013

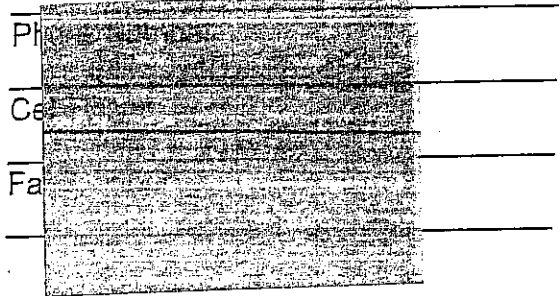
Number of lots

2

Subdivision Type (Check One)

- A In-fill, no improvements required
- B Improvements required

List improvements



FEES MUST ACCOMPANY APPLICATION SUBMISSION AT EACH LEVEL.
(The fee schedule is listed on the back of this form.)

FEE COMPUTATION

	Administrative	Engineering	Attorney	Total	Paid
Pre-Sketch Plan					
Sketch Plan					
Preliminary Plat					
Final Plat					

CAUTION: No part of the proposed subdivision may be sold or offered for sale until the Final Plat is approved by the SLUA.



Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

August 7, 2018

Willard City
 80 West 50 South
 Willard, UT 84340

RE: Zane & Camille Fairbanks Subdivision

To Whom it may concern;

Hansen and Associates, Inc. prepared a simple, 2 lot subdivision for the Fairbanks last year on their property at 55 South 200 West. With their submittal of this subdivision plat to Willard City, one of the cities review comments was that curb and gutter would be required along the front of this subdivision. Their property has about 288 feet of frontage along the east side of 200 West.

HAI has concerns about the city requiring curb and gutter on just a portion of an existing roadway.

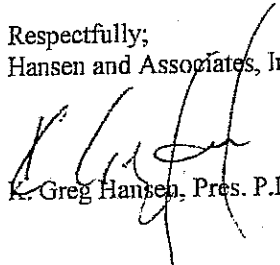
The first issue is that curb and gutter cannot be designed for a specific lot without designing the entire length of the street for both sides of the roadway. That being the case, the cost burden for that design would be unfair to anyone doing a simple lot split within your community.

Another issue is how to address the runoff that collects in the curb and gutter. How will that grade out with the existing shoulders of the roadway? It may be necessary to grade a drainage swale into and away from the curb and gutter.

Another concern would be if the curb and gutter were placed just in front of the Fairbanks property, you have sections of the curb and gutter with abrupt ends that can create a hazard for snow removal during the winter months.

Possibly, if the city is going to require curb and gutter on the existing streets that have no such improvements, the only fair and equitable way to do this would be do create improvement districts within the old platted areas of Willard City. With an Improvement District, the cost for the design and construction of the improvements are passed on to the property owners adjoining those improvements. They are billed based on street frontage and typically over a 10 year period. Brigham City took this approach several years ago, dividing the community into several different districts, spread over many years of construction. Today, all of those streets within the Brigham City platted area now have curb and gutter along with the required storm drainage systems and street paving.

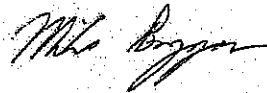
Respectfully,
 Hansen and Associates, Inc.


 K. Greg Hansen, Pres. P.L.S.

7-27-18

To Whom it may concern:

I have reviewed the plans for a subdivision, in the case of Zane and Cami Fairbanks. They are basically splitting an existing lot into another building lot, and both lots have frontage on 200 west. 200 west in this area currently has no storm drain, and as such, it would not be in the best interest of Willard City/BE County Flood district to require curb and gutter. It would do nothing more than trap water that would go nowhere, creating stagnation, and a breeding ground for mosquito's. The Flood district recommends no curb and gutter in this area.



Box Elder Co./Willard City Flood Control Special
District
P.O. Box 286
Willard City, UT 84340

Preliminary
Zane Fairbanks Subdivision
 Box Elder County, Utah
 A Part of the Northwest Quarter of Section 26,
 Township 8 North, Range 2 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 56, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the Authority of the Owners, I have completed a survey of the property described and shown hereon this plat in accordance with sections 17-23-17 and have verified all measurements and have hereby subdivided said tract into two (2) lots, known hereafter as Zane Fairbanks Subdivision and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this _____ day of _____, 2017.



K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 167819

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

ALL OF LOTS 7, 8 AND 9, BLOCK 11, PLAT "A", OF THE WILLARD TOWNSITE SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET;

RUNNING THENCE SOUTH 88°32'26" EAST 273.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 01°31'12" WEST 288.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 88°28'35" WEST 271.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°04'33" EAST 288.48 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.81 ACRES.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the aforesaid described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract Zane Fairbanks Subdivision and hereby dedicate, grant and convey to Willard City, Box Elder County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Willard City.

This _____ day of _____, 2017.

Zane M. Fairbanks _____ Date _____
 Camille J. Fairbanks _____ Date _____

NARRATIVE

The purpose of this survey was to subdivide, establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Zane Fairbanks. The boundary of the Subdivision is controlled by Lots 7, 8 and 9 of the Willard Townsite Survey. The control used to establish the property corners was the existing centerline nails, found HAI rebar and the existing fence lines which fall in harmony with the original Willard Townsite Survey. The basis of bearing is the Centerline of 100 South Street from 100 West Street to 200 West Street which bears North 88°28'35" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

ACKNOWLEDGMENT

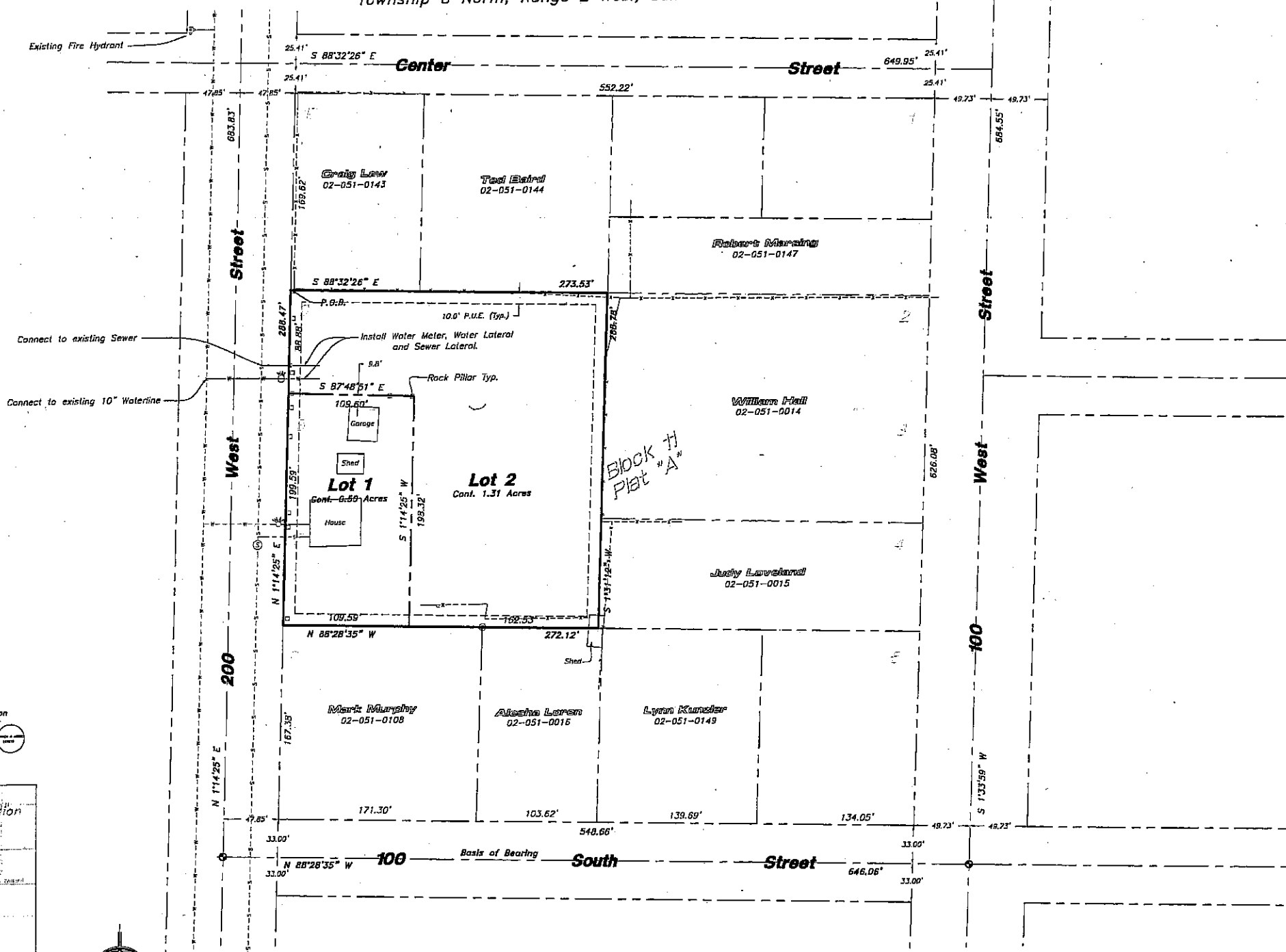
State of Utah
 County of Box Elder
 On this _____ day of _____, 2017, Zane M. Fairbanks and Camille J. Fairbanks, husband and wife as joint tenants, personally appeared before me, the undersigned notary public in and for said county of Box Elder, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

 Notary Public

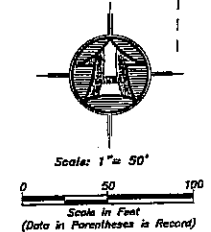
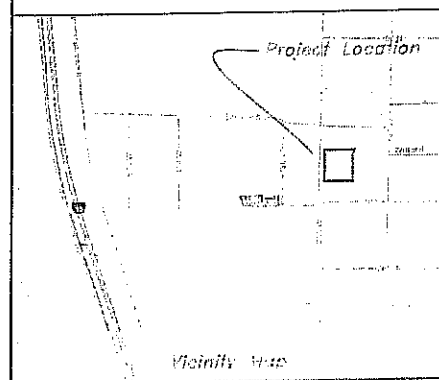
COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and Filed at the Request of _____
 Date _____ Time _____ Fee _____
 Abstracted _____
 Index _____
 Filed In: _____ File of Plat _____

 County Recorder



- LEGEND**
- Subject Property Line
 - Inferior Lot Lines
 - Adjoining Property Line
 - Original Lot Lines
 - Centerline
 - Public Utility Easement (P.U.E.)
 - Existing Sewer
 - Existing Waterline
 - Sewer Lateral
 - Water Lateral
 - Fence Line (Wires)
 - Existing Building
 - Existing Fire Hydrant
 - Existing Water Meter
 - New Water Meter
 - Existing Sewer Manhole
 - PK Nail at Centerline Intersection
 - Found rebar set by HAI
 - Set 5/8"x24" Rebar With Cap
 - Section Corner



Developer:
 Zane Fairbanks
 55 South 200 West
 Willard, Utah 84340
 (435) 720-2317

HAI
HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haies.net
 Brigham City Ogden
 (435) 723-3491 (801) 399-4905 (435) 752-8272
 Celebrating 60 Years of Business

COUNTY SURVEYOR'S CERTIFICATE
 I Herby Certify that the Box Elder County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County Offices. The approval of this plat by the Box Elder County Surveyor does not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

 County Surveyor

 Date

APPROVAL AS TO FORM
 Approved as to Form this _____ day of _____, A.D., 2017.

 Attorney

APPROVAL AND ACCEPTANCE
 Presented to the Willard City Council this _____ day of _____, A.D., 2017, at which time this Subdivision was Approved and Accepted.

Attest: _____
 Clerk Mayor

PLANNING COMMISSION APPROVAL
 Approved this _____ day of _____, A.D., 2017, by the Willard City Planning Commission.

 Chairman

 Date

ENGINEER'S CERTIFICATE
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE WILLARD CITY OFFICE.

 ENGINEER

- Notes:**
1. Build to Avoid Flooding.
 2. All Public Utility Easements (P.U.E.) are 10.00 feet wide unless noted otherwise.