



City Council Staff Report

Orchards No 3 Final
October 27, 2020

BASIC INFORMATION

Application Number:	20.043
Applicant:	Craig North
Owner:	CBI Investments
Acreage:	1.43
Lots:	4
Location:	corner of 3200 N & 1000 W
Date of Previous Meeting	
Preliminary	Planning Commission: September 3, 2020
	City Council: September 22, 2020

CHECK LIST

Date application was turned in: 9/10/2020

Application completed: 10/21/2020

Items:

- Application ✓
- Plans
 - o Paper ✓
 - o Electronic ✓
- Agreement ✓
 - o Verified and posted ✓
- Fees paid ✓

RECOMMENDATIONS & CONDITIONS

Between the Planning Department and Engineer, we **recommend approval.**

PROCESS

Final Ordinance

17.08.020 - Requirements for Final Subdivision Applications: All Final Subdivision Applications shall provide the following information:

1. *Application. A Final Subdivision Application, provided by the City, completed and signed by the owner(s) as identified on the property assessment rolls of Weber County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Final Subdivision Application shall be accompanied by the application fees, those items found on the check list provided with the application, and documents and items as found herein.*

Completed on 10/21/2020

2. *Final Subdivision Plat. The applicant shall submit a final subdivision plat, prepared by a licensed land surveyor, conforming to current surveying practice and in a form acceptable to the Weber County Recorder for recordation together with plans as required herein. The final subdivision plat shall be prepared in permanent ink and all sheets shall be numbered. All required certificates shall appear on a single sheet (along with the index and vicinity maps). A minimum of one (1) 11x17 size, five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. The final subdivision plans shall include any revisions or additions, as required by the City Council, as part of preliminary subdivision approval. The final subdivision plat shall show the following:*
 - a. *Notation of any self-imposed restrictions, including proposed final restrictive covenants, and all other restrictions as required by the City Council in accordance with this Ordinance, signature lines for all owners of interest and the acknowledgment of a public notary.*
 - b. *Endorsement lines on the final plat by every person having a security interest in the subdivision property subordinating their liens to all covenants, servitudes and easements imposed on the property.*
 - c. *The location of all monuments erected, corners, and other points established in the field. The material of which the monuments, corners, or other points are made shall be noted. Bearings shall be shown to the nearest second; lengths to the nearest hundredth of a foot; areas to the nearest hundredth acre.*
 - d. *The owner's certificate of dedication(s) including the dedication of any public ways or spaces. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.*
 - e. *A legal description of the subdivision boundaries.*
 - f. *Signature blocks prepared for the dated signatures of the Land Use Authority, Planning Department, and City Engineer, in a form acceptable to the city.*

Waiting for it to be submitted and pending signatures

3. *Title Report. A Title Report, no older than 30 days, shall be provided.*

Completed on 10/26/2020

4. *Tax Clearance. A tax clearance from the Weber County Treasurer indicating that all taxes, interest and penalties owing for the property have been paid.*

No back taxes owed. Only 2020 taxes that are to be paid in November.

5. *Final design and construction drawings for all proposed or required public improvements, prepared as required by the City Engineer and designed as required by*

the City, including the profiles and cross sections of all existing and proposed streets, all storm drainage and flood control facilities, the elevations and location of fire hydrants, required culinary and secondary water facilities, sanitary sewer facilities, land drain facilities, storm water pollution prevention plans, and all other provided and required public facilities and improvements. A minimum of one (1) 11x17 size and five (5) 24x36 size paper copies, and a digital copy in a format acceptable to the City Engineer shall be required. One approved, two sets of mylar copies and a digital copy shall be supplied to the city engineer.

Completed

6. *Other agencies. It shall be the responsibility of the applicant(s) to provide the necessary information and materials as required by other agencies including but not limited to the following:*
- a. Fire Protection. A letter shall be provided by the developer from the Fire Department to the city of any requirements relating to fire protection. The applicant is responsible to provide information for fire protection capacity analysis and to include on plats and special requirements from such analysis.*
 - b. Special Service District or Special Service Area. If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.*
 - c. UDOT. If the subdivision will be accessed from a State Highway, proof of preliminary application for an appropriate access permit from the State of Utah Department of Transportation, shall be provided with the application materials.*
 - d. The applicant shall be responsible for any fees charged by such agencies.*

Completed

7. *Other Final Subdivision Application Information and Materials. The following information is required to be presented as part of the Final Subdivision Application:*

- a. Any proposed or required bonds and agreements.*
- b. Copies of CCR's and any other project specific document, signed by the applicant. (The final mylar plat and all relevant documents must be reviewed and approved by appropriate city staff before final signatures and attests are added for recording purposes).*
- c. Proof of inclusion in a secondary water district and the payment of all required fees or proof of ability to provide permanent secondary water in a system acceptable to the city.*

This will be recorded at the same time of Subdivision being recorded.

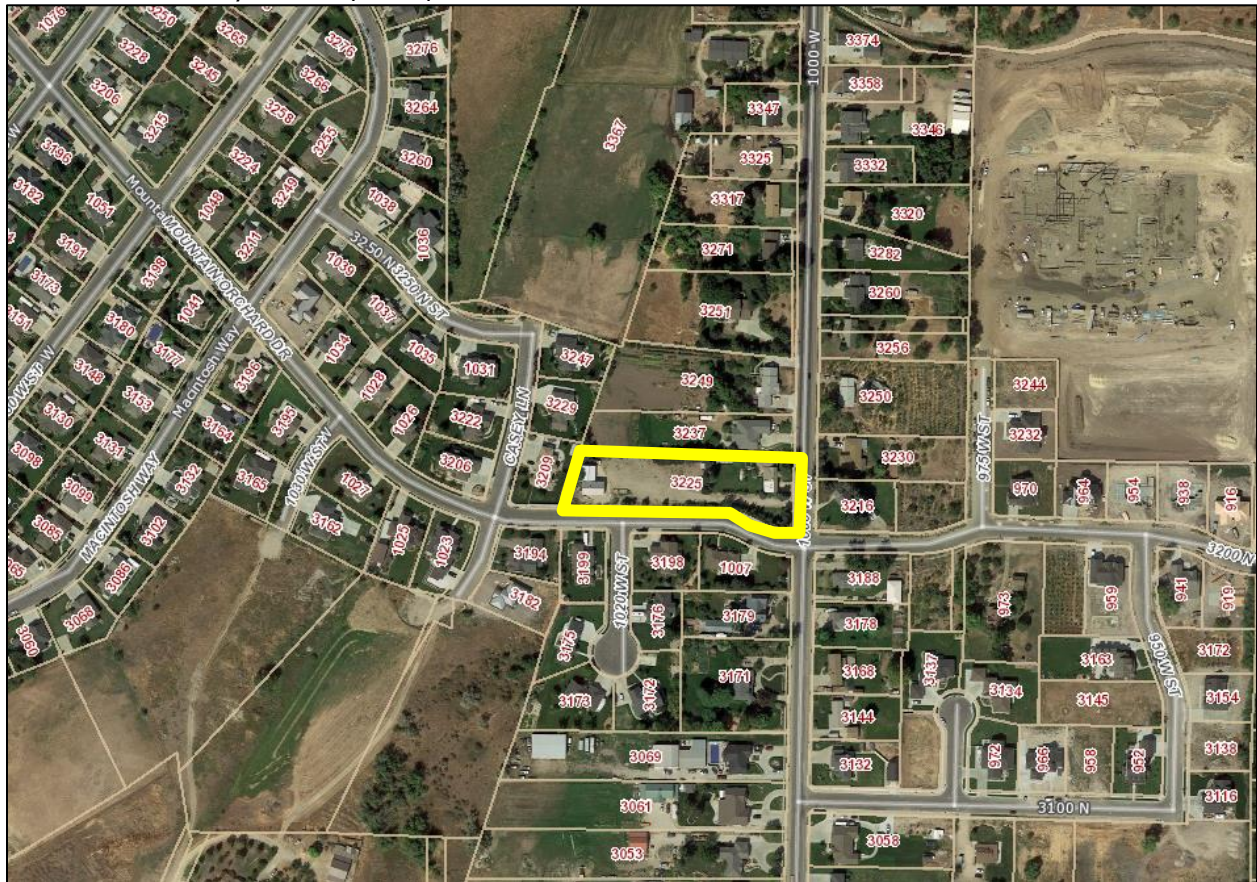
STAFF CONTACT

Jill Hunt
jhunt@pleasantviewcity.com
801-827-0466

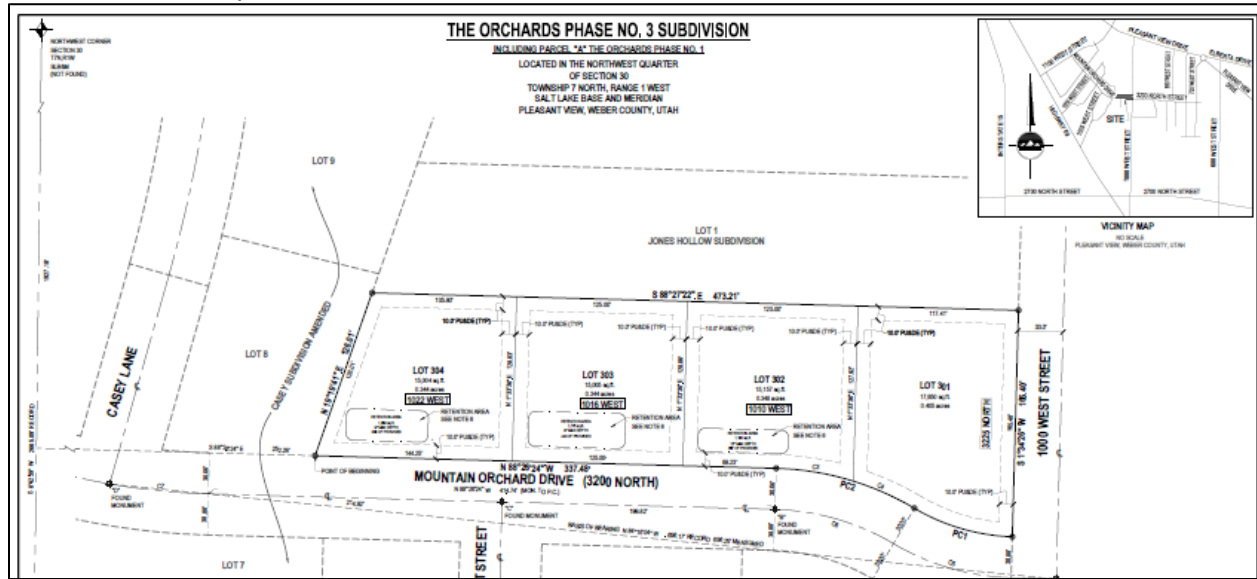
ATTACHMENTS

- 1) Vicinity Map
- 2) Subdivision Layout
- 3) Application Materials
- 4) Escrow Agreement

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Subdivision Layout



ATTACHMENT 3) Application Materials

PLEASANT VIEW CITY			
APPLICATION FOR SUBDIVISION FINAL PLAT			
SUBDIVISION NAME: <u>The Orchards No. 3</u>		LOCATION: _____	
ACREAGE: <u>1.43</u>	NUMBER OF LOTS: <u>4</u>	ZONE: <u>RE-15</u>	
PARCEL ID NUMBERS: <u>170620075</u>			
PROPERTY OWNER(S): (attach additional pages if needed)			
NAME: <u>CBI Investments Craig North</u>		PHONE: <u>801-452-3299</u>	FAX: _____
ADDRESS: <u>5835 Dartmouth Dr Mt Green UT 84050</u>		EMAIL: <u>craignorth7@gmail.com</u>	
APPLICANT/RESPONSIBLE PARTY:			
NAME: <u>Craig North</u>		PHONE: <u>801-452-3299</u>	FAX: _____
ADDRESS: <u>5835 Dartmouth Dr Mt Green UT 84050</u>		EMAIL: <u>craignorth7@gmail.com</u>	
Account Receivable Contact: <u>Same</u>		Phone: _____	_____
Address: _____		EMAIL: _____	_____
SURVEYOR:			
NAME: <u>Ensign (Keith Russell)</u>		PHONE: <u>801-547-1100</u>	FAX: _____
ADDRESS: <u>919 N 400 W Layton UT 84041</u>		EMAIL: <u>krussell@ensignutah.com</u>	
ENGINEER:			
NAME: <u>Ensign (Keith)</u>		PHONE: <u>801-547-1100</u>	FAX: _____
ADDRESS: <u>919 N 400 W Layton UT 84041</u>		EMAIL: <u>krussell@ensignutah.com</u>	
The information on this form is true and accurate to the best of my knowledge. I understand it is my responsibility to pay Pleasant View City for all professional and any other fees associated with this application as stated in section 17.02.100 of the subdivision ordinance.			
			
Signature of Applicant/Agent		Signature of City Rep.	
		Application will not be accepted unless all appropriate documents are attached. See check list documents required.	

Affidavit

Property Owner

I (we) CBI Investments (Craig North) (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Property Owner(s) Craig North

Subscribed and sworn to me on 9/10/2020 (date)

Notary Deborah Minert
(Residing in: Weber County)
My commission expires 9/1/24 (date)



Notary Seal

ATTACHMENT 4) Escrow Agreement