



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Olympic Cove Estates 2nd Amendment Lots 6 & 7 and a request to vacate Lots 6 and 7 of Olympic Cove Estates Amended including all public utility easements

Agenda Date: Tuesday, May 14, 2013

Applicant: Kimi Kier-Noar

File Number: LVO 04-15-13 and SUBVAC 04-13

Property Information

Approximate Address: 2494 East 5950 South

Project Area: 1.61 Acres

Zoning: Residential Estates 20 (RE-20)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-513-0006 and 07-513-0007

Township, Range, Section: T5N, R1W, Section 23

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (Residential Estates Zones RE-15 and RE-20)

Background

Olympic Cove Estates 2nd Amendment Lots 6 & 7 is an amended subdivision which is replacing Lots 6 and 7 in Olympic Cove Estates Amended. The purpose of the amendment is to adjust the boundary between Lots 6 and 7 making Lot 6 smaller and Lot 7 larger. Both lots meet the area and lot width requirements of the RE-20 Zone. Lot 6 is vacant and Lot 7 has an existing single family dwelling. Both lots have culinary water and wastewater service provided by Uintah Highlands Improvement District, so no approvals are required from the Weber-Morgan Health Department. The Engineering Division and Fire District have responded with approvals.

As part of the subdivision amendment process, Lots 6 and 7 of Olympic Cove Estates Amended, including the public utility easements, will be vacated. The amended subdivision plat showing the new lots and public utility easements will then be recorded. A recommendation from the Planning Commission to the County Commission is required for these lot vacations to occur. The lot vacation process officially removes from record the existing legal descriptions of the lots that are being replaced by the amended subdivision. This process helps keep the chain of title clear and helps prevent errors created by potential use of the former legal descriptions.

Summary of Planning Commission Considerations

- Does the subdivision meet the applicable requirements of the Weber County Land Use Code?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Meeting the requirements of applicable review agencies.

Staff Recommendation

Staff recommends final approval of Olympic Cove Estates 2nd Amendment Lots 6 & 7 and approval of the request to vacate Lots 6 and 7 of Olympic Cove Estates Amended including all public utility easements.

Exhibits

- Olympic Cove Estates 2nd Amendment Lots 6 & 7 Subdivision Plat
- Olympic Cove Estates Amended Subdivision Plat

Location Map



Exhibit B

Olympic Cove Estates Amended

A PART OF THE N 1/2 OF SECTION 23, T34N, R12W, S16 & M, U.S. SURVEY
WEBER COUNTY, UTAH
OCTOBER, 1987

Boundary Description
PART OF THE NORTH HALF OF SECTION 23, T34N, R12W, S16 & M, U.S. SURVEY, DESCRIBED AS FOLLOWS:
... (Detailed legal description follows) ...
CONTAINS 1486 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN P. REVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE SUBDIVISION MAP AND SANITARY MAP AND CORRECT REPRESENTATION OF THE BEEN DESCRIBED LOTS ARE TRUE TO THE RECORDS OF THE WEBER COUNTY RECORDER'S OFFICE AND THAT THE SAID LOTS ARE BEING RECORDED FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF UTAH CONSTITUTION, ARTICLE I, SECTION 10, AND THE UTAH MENSURERS' ACT, CHAPTER 13, ARE FULLY COMPLIED WITH AND THE SAME WHICH THEY ARE LOCATED.

SIGNED THIS 23rd DAY OF OCTOBER, 1987
J.P. Reve
SURVEYOR

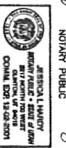


OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBMIT TO THE SAME WITH THE LITERALLY DESCRIBED PUBLIC HIGHWAYS, STREETS AND ALLEYS, AND DO HEREBY DEDICATE THE SAME TO THE PUBLIC OF THE COUNTY OF WEBER, UTAH, FOR THE USE AND ENJOYMENT OF THE PUBLIC. WE HEREBY CERTIFY THAT THE SAID PUBLIC HIGHWAYS, STREETS AND ALLEYS ARE BEING DEDICATED AND ARE BEING MAINTAINED AND OPERATED BY US OR OUR SUCCESSORS. WE HEREBY CERTIFY THAT WE WILL MAINTAIN THE SAID PUBLIC HIGHWAYS, STREETS AND ALLEYS IN A SAFE AND SOUND CONDITION FOR THE USE AND ENJOYMENT OF THE PUBLIC. WE HEREBY CERTIFY THAT THE SAID DEDICATION IS MADE FREE OF ANY CHARGE OR EXPENSE TO THE PUBLIC. WE HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY CONDITION, RESERVATION OR EASE. WE HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY TAX, FEE, OR CHARGE. WE HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER OBLIGATION OR LIABILITY. WE HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER OBLIGATION OR LIABILITY. WE HEREBY CERTIFY THAT THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER OBLIGATION OR LIABILITY.

ACKNOWLEDGEMENT

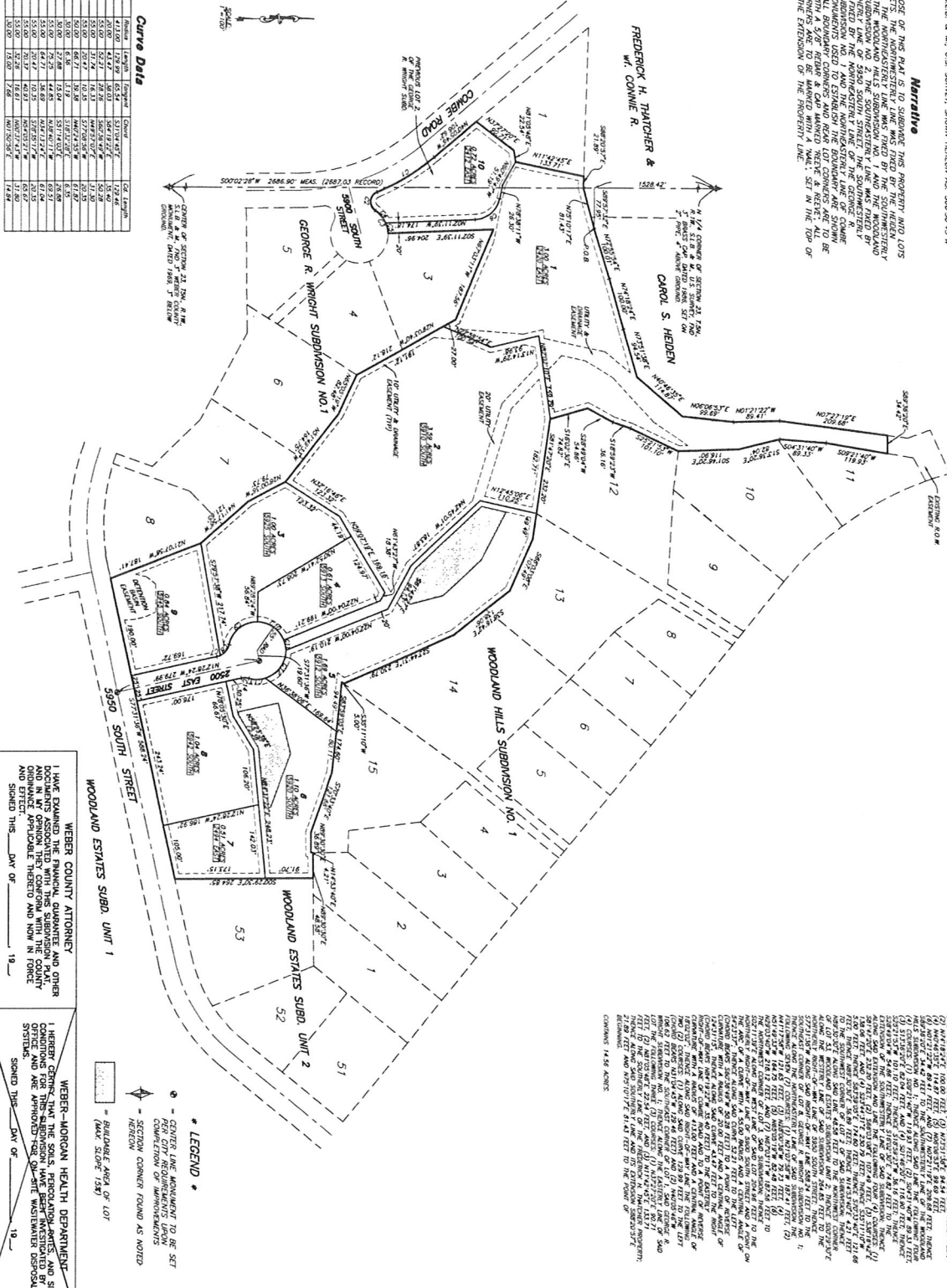
ON THE 23rd DAY OF OCTOBER, 1987, PERSONALLY APPEAR BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOSEPH A. ... (Name) ... THE SAID OWNERS OF THE SAID DEDICATION, WHO, SEEMINGLY OF SOUND MIND AND SOUND MEMORY, HAVE DECLARED TO ME THAT THEY HAVE FREELY AND VOLUNTARILY, AND IN FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS OF THE SAID DEDICATION, MADE THE SAID DEDICATION. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY CONDITION, RESERVATION OR EASE. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY TAX, FEE, OR CHARGE. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER OBLIGATION OR LIABILITY.



ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF _____)
I, _____, DIV. OF _____, 19____, PERSONALLY APPEAR ON THE _____ DAY OF _____, 19____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ACKNOWLEDGING TO ME, THAT THEY HAVE FREELY AND VOLUNTARILY, AND IN FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS OF THE SAID DEDICATION, MADE THE SAID DEDICATION. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY CONDITION, RESERVATION OR EASE. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY TAX, FEE, OR CHARGE. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER OBLIGATION OR LIABILITY.

COMMISSION EXPIRES _____ NOTARY PUBLIC
I, _____, DIV. OF _____, 19____, PERSONALLY APPEAR ON THE _____ DAY OF _____, 19____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ACKNOWLEDGING TO ME, THAT THEY HAVE FREELY AND VOLUNTARILY, AND IN FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS OF THE SAID DEDICATION, MADE THE SAID DEDICATION. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY CONDITION, RESERVATION OR EASE. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY TAX, FEE, OR CHARGE. WHEREAS, THE SAID DEDICATION IS NOT SUBJECT TO ANY OTHER OBLIGATION OR LIABILITY.

WEBER COUNTY RECORDER
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP IS CORRECT AND TRUE TO THE RECORDS OF THE RECORDER. I HAVE RECORDED THIS MAP IN BOOK _____ OF THE RECORDS OF THE RECORDER. SIGNED THIS _____ DAY OF _____, 19____.



Curve Data

MINIMUM CLEARANCE	MINIMUM RADIUS	MINIMUM CURVE LENGTH	MINIMUM CHORD
3.00	10.00	31.42	31.42
4.00	13.33	42.16	42.16
5.00	16.67	52.97	52.97
6.00	20.00	63.82	63.82
7.00	23.33	74.70	74.70
8.00	26.67	85.60	85.60
9.00	30.00	96.52	96.52
10.00	33.33	107.47	107.47
11.00	36.67	118.45	118.45
12.00	40.00	129.45	129.45
13.00	43.33	140.48	140.48
14.00	46.67	151.53	151.53
15.00	50.00	162.60	162.60
16.00	53.33	173.69	173.69
17.00	56.67	184.80	184.80
18.00	60.00	195.93	195.93
19.00	63.33	207.08	207.08
20.00	66.67	218.35	218.35
21.00	70.00	229.64	229.64
22.00	73.33	240.95	240.95
23.00	76.67	252.28	252.28
24.00	80.00	263.63	263.63
25.00	83.33	274.99	274.99
26.00	86.67	286.37	286.37
27.00	90.00	297.77	297.77
28.00	93.33	309.19	309.19
29.00	96.67	320.62	320.62
30.00	100.00	332.07	332.07

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP IS CORRECT AND TRUE TO THE RECORDS OF THE ENGINEER. I HAVE RECORDED THIS MAP IN BOOK _____ OF THE RECORDS OF THE ENGINEER. SIGNED THIS _____ DAY OF _____, 19____.

WEBER-CORSON HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SANITARY MAP AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS DEPARTMENT AND ARE APPROVED FOR THE WASTEWATER DISPOSAL AND SLOPE OF THE SAID SUBDIVISION. SIGNED THIS _____ DAY OF _____, 19____.



WEBER COUNTY PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP IS CORRECT AND TRUE TO THE RECORDS OF THE PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 19____.

WEBER COUNTY COMMISSION ACCEPTANCE
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP IS CORRECT AND TRUE TO THE RECORDS OF THE COMMISSION. SIGNED THIS _____ DAY OF _____, 19____.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION MAP AND I AM OF THE OPINION THAT THE SAID GUARANTEE AND OTHER DOCUMENTS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION MAP ACT AND ARE SUFFICIENT TO PROTECT THE INTERESTS OF THE PUBLIC. SIGNED THIS _____ DAY OF _____, 19____.

WEBER COUNTY SUPERVISOR
I HEREBY CERTIFY THAT I HAVE INSPECTED THE LINES OF THE SAID SUBDIVISION AND I AM OF THE OPINION THAT THE SAID SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SUBDIVISION MAP ACT. SIGNED THIS _____ DAY OF _____, 19____.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP IS CORRECT AND TRUE TO THE RECORDS OF THE ENGINEER. SIGNED THIS _____ DAY OF _____, 19____.