



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a 12 month time extension for Mallard Springs Subdivision (21 lots).
Type of Decision:	Administrative
Agenda Date:	Monday, September 28, 2015
Applicant:	Doug Hamblin
File Number:	LVM081913

Property Information

Approximate Address:	4000 West 2550 South
Project Area:	24.89 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0021
Township, Range, Section:	6N 2W Sec 28

Adjacent Land Use

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

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	JG

Applicable Codes

- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

Mallard Springs Subdivision (21 lots) was recommended for final approval on May 13, 2014 by the Western Weber Planning Commission. The subdivision would divide a vacant 24.89 acre parcel and create twenty-one new building lots located near 4050 West and 2250 South. This subdivision is located in the A-1 Zone which requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. The lots meet these requirements. An eastward extension of 2475 South from within Hunter Place Subdivision is required for this subdivision. A separate main access will come from 2550 South at approximately 4050 West.

The applicant is requesting a one year time extension due to delays caused by development on an adjacent parcel, which required a redesign of the sewer system. This redesign greatly reduced the cost of improvements and provided a better system for the utility provider. An additional sewer extension has been negotiated by the County Engineering Division to extend the system all the way to 2250 South at a depth that could eventually cross under the canal. This extension at the end of the project required some additional time and engineering which caused some delay in the installation of improvements. This is why the subdivision could not record in May of 2015. Now that the sewer extension design has been finalized, improvements can continue on schedule. The subdivision is expected to record within one month, with an escrow for the remaining improvements.

Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) further states: "Time Limitation for Final Approval. A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the

plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase.”

With the Planning Director granting a one (1) year time extension the applicant will have one year to record this subdivision. No other time extensions can be granted.

Summary of Planning Director Considerations

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

Conformance to the General Plan

The granting of a time extension will not affect the Ogden Valley General Plan.

Conditions of Approval

- Same as with the subdivision approval

Staff Recommendation

Based upon the findings listed above, administrative approval for a one year time extension of Mallard Springs Subdivision is hereby approved this 29 day of September, 2015.



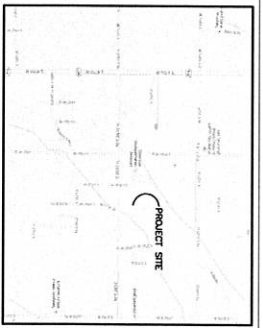
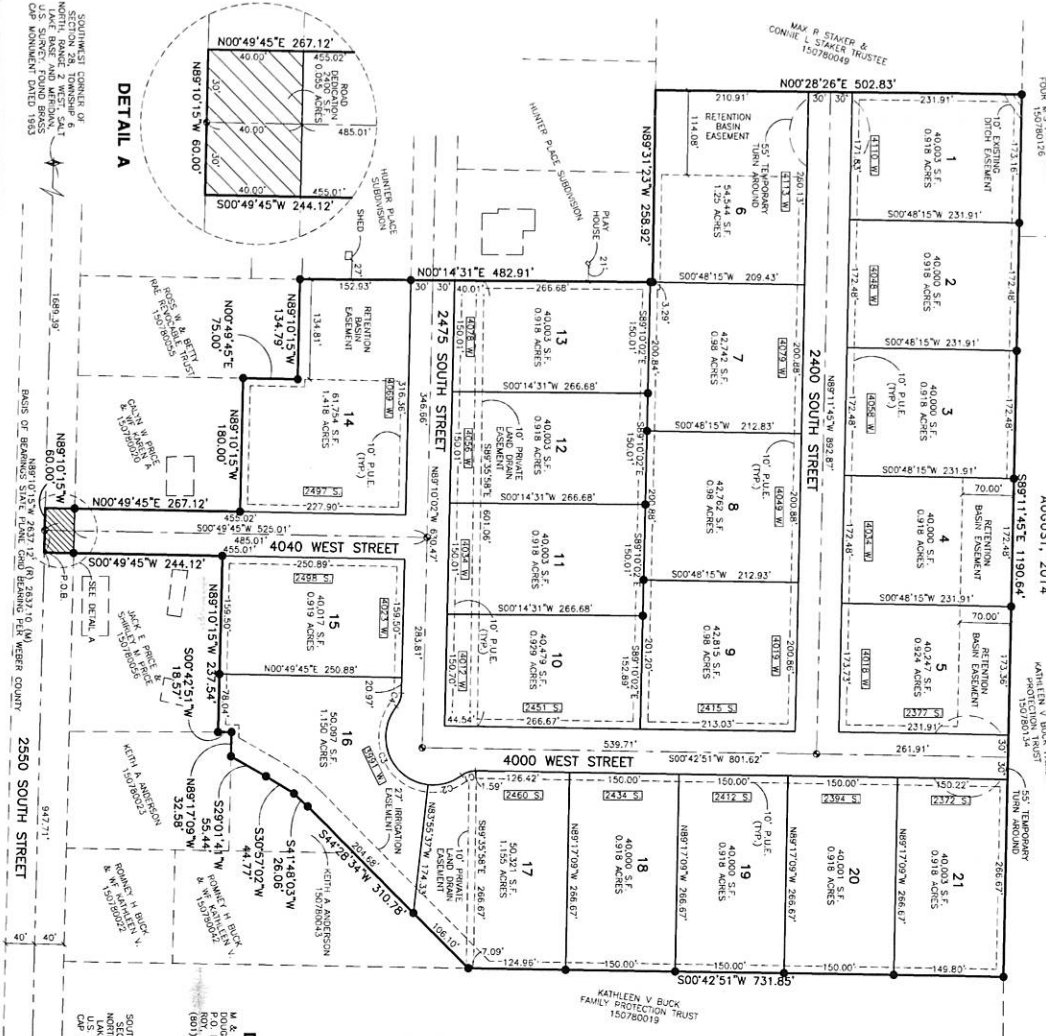
Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Proposed plat for Mallard Springs Subdivision
- B. Request letter

MALLARD SPRINGS SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 AUGUST, 2014



BOUNDARY DESCRIPTION

THE BOUNDARY FOR THIS PART IS TO BE ESTABLISHED BY THE EDWARD JAMESON PARKER AND THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°10'15\"

THE PURPOSE OF THIS PART IS TO RE-ESTABLISH THE BOUNDARY OF THE EDWARD JAMESON PARKER AND THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°10'15\"

NOTE

APPROPRIATE FOR THE PURPOSES OF THE ABOVE PARTS, AGRICULTURAL OPERATIONS AS OPERATED BY FARM MACHINERY AND NOT ALLOWED AGRICULTURAL USE SHALL BE PERMITTED ON THE LOTS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89°52'58\"	126.42	S 89°52'58\"	126.42
2+00.00	S 89°52'58\"	252.84	S 89°52'58\"	252.84
3+00.00	S 89°52'58\"	379.26	S 89°52'58\"	379.26
4+00.00	S 89°52'58\"	505.68	S 89°52'58\"	505.68
5+00.00	S 89°52'58\"	632.10	S 89°52'58\"	632.10
6+00.00	S 89°52'58\"	758.52	S 89°52'58\"	758.52
7+00.00	S 89°52'58\"	884.94	S 89°52'58\"	884.94
8+00.00	S 89°52'58\"	1011.36	S 89°52'58\"	1011.36
9+00.00	S 89°52'58\"	1137.78	S 89°52'58\"	1137.78
10+00.00	S 89°52'58\"	1264.20	S 89°52'58\"	1264.20
11+00.00	S 89°52'58\"	1390.62	S 89°52'58\"	1390.62
12+00.00	S 89°52'58\"	1517.04	S 89°52'58\"	1517.04
13+00.00	S 89°52'58\"	1643.46	S 89°52'58\"	1643.46
14+00.00	S 89°52'58\"	1769.88	S 89°52'58\"	1769.88
15+00.00	S 89°52'58\"	1896.30	S 89°52'58\"	1896.30
16+00.00	S 89°52'58\"	2022.72	S 89°52'58\"	2022.72
17+00.00	S 89°52'58\"	2149.14	S 89°52'58\"	2149.14
18+00.00	S 89°52'58\"	2275.56	S 89°52'58\"	2275.56
19+00.00	S 89°52'58\"	2401.98	S 89°52'58\"	2401.98
20+00.00	S 89°52'58\"	2528.40	S 89°52'58\"	2528.40
21+00.00	S 89°52'58\"	2654.82	S 89°52'58\"	2654.82

LEGEND

- SECTION CORNER
- SET 5/8\"x24\" REBAR AND CAP STAMPED 'REVE & ASSOCIATES'
- SET CENTRIUM MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY
- EXISTING HIGHWAY
- EXISTING STRUCTURE
- ROAD DEDICATION
- ROAD CONTRIBUTION
- SECTION LINE
- EXISTING UTILITY
- PUBLIC UTILITY EASEMENT
- PLATE



WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE RECORDED PUBLIC IMPROVEMENTS SHOWN ON THIS SUBDIVISION PLAN ARE IN ACCORDANCE WITH THE COUNTY STANDARDS AND FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE IMPROVEMENTS SHOWN THEREON, AND THE FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ARE IN ACCORDANCE WITH THE COUNTY STANDARDS AND FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S RECORDS REFLECT THE PLAN FOR THE MALLARD SPRINGS SUBDIVISION AND THAT THE SURVEYOR'S RECORDS REFLECT THE PLAN FOR THE MALLARD SPRINGS SUBDIVISION AND THAT THE SURVEYOR'S RECORDS REFLECT THE PLAN FOR THE MALLARD SPRINGS SUBDIVISION.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND I HEREBY CERTIFY THAT THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ARE IN ACCORDANCE WITH THE COUNTY STANDARDS AND FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SITES, PRECIPITATION RATES, AND SOIL CONDITIONS FOR THIS SUBDIVISION PLAN ARE IN ACCORDANCE WITH THE COUNTY STANDARDS AND FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SUBVEYORS CERTIFICATE

ROBERT D. KAUZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE CONDUCTED A RECONSTRUCTION OF THE MALLARD SPRINGS SUBDIVISION AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE RECORDED SURVEY AND THAT I HAVE CONDUCTED A RECONSTRUCTION OF THE MALLARD SPRINGS SUBDIVISION AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE RECORDED SURVEY AND THAT I HAVE CONDUCTED A RECONSTRUCTION OF THE MALLARD SPRINGS SUBDIVISION AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE RECORDED SURVEY.

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY DEDICATE AND CERTIFY THAT THE HEREIN DESCRIBED TRACT OF LAND IS TO BE USED FOR PUBLIC RECREATION AND AMUSEMENT AND THAT THE TRACT SHALL BE USED FOR PUBLIC RECREATION AND AMUSEMENT AND THAT THE TRACT SHALL BE USED FOR PUBLIC RECREATION AND AMUSEMENT.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF)
 I, _____, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, AND acknowledged to me that he executed the foregoing instrument for the purposes and in the capacity therein stated.

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF)
 I, _____, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, AND acknowledged to me that he executed the foregoing instrument for the purposes and in the capacity therein stated.

Doug Hamblin
Hamblin Investments Inc.
928 W. 1800 N. Ste. J
Clinton, Ut. 84015

August 17, 2015

Ben Hatfield
Weber County Planning Division
2380 Washington Blvd. Suite 240
Ogden, Ut. 84401

Subject: Request for time extension for the Mallard Springs subdivision

Dear Mr. Hatfield

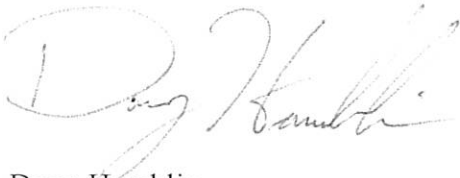
Hamblin Investments Inc. would like to file a time extension on the recording of their final plat for the Mallard Springs subdivision located at approximately 2550 S. 3900 W. Taylor. We had an unforeseen delay at getting the plat recorded due to a complication in getting an easement for the sewer. It took several months to come to an agreement with Romney Buck, the property owner to the north of Mallard Springs.

The change was brought up due to the fact that Romney Buck had recently decided earlier this year to develop his parcel of property to the north of Mallard Springs. By redesigning the sewer it created a win-win scenario by reducing both Romney Buck's and Hamblin Investment Inc.'s infrastructure costs.

We also request a time extension and for the fee to be waived because Hamblin Investments Inc. was not given a notice provided by the county on when we should have had the final plat recorded by. Both Dana Schueller and Ben Hatfield told Doug Hamblin, at their pre-construction meeting that the plat could be recorded at a later date.

Thanks, for your time and consideration.

Regards,

A handwritten signature in cursive script, appearing to read "Doug Hamblin". The signature is written in dark ink and is positioned above the printed name.

Doug Hamblin



**WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT**

*** Save this receipt for your records ***

Date: 14-SEP-2015

Receipt Nbr: 4585

ID# 32912

Employee / Department: ANGELA - 4181 - PLANNING

Monies Received From: HAMBLIN INVESTMENTS

Template: PUBLIC WORKS

Description: TIME EXT. SUBDIVISION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	300.00
Grand Total	\$	=====	300.00

Account Number	Account Name	Comments	Total
2015-08-4181-3419-0550-000	ZONING FEES		300.00
TOTAL \$			300.00

Check Amounts

300.00

Total Checks: 1

Total Check Amounts: \$ 300.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***