



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, to amend Sheep Creek Cluster Subdivision Phase 3, Lots 89 and 90 including a recommendation for a deferral of curb, gutter, and sidewalk.

Agenda Date: Wednesday, March 18, 2015

Applicant: Stephanie Mangum

Representative: Alan Cox

File Number: UVS013015

Property Information

Approximate Address: 4055 East 4600 North)

Project Area: 31,667 square feet

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-243-0002 and 22-243-0003

Township, Range, Section: T7N, R1E, Section 16

Adjacent Land Use

North:	Residential	South:	Open Space
East:	Residential	West:	Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8768

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Sheep Creek Cluster Subdivision Phase 3 Lot 145, located at 4055 East 4600 in the Forest Valley (FV-3) Zone. The subdivision consists of an amendment to Lots 89 and 90 which are part of Sheep Creek Cluster Subdivision Phase 3. The applicant is combining these two lots into one lot.

Culinary water service will be provided by Liberty Pipeline Company. Wastewater treatment will be provided by Powder Mountain Water & Sewer. No additional fire hydrants are required for this amendment. All review agency requirements must be completed prior to this subdivision being recorded.

There is currently no existing curb, gutter or sidewalk along the east side of 4150 East.

Summary of Administrative Considerations

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

The Weber County Land Use Code Title 101 defines "small subdivision" as "A subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of only one lot and no streets are being created or realigned. The Land Use Code (Subdivisions) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section the Planning Director, for their determination, based upon compliance with applicable ordinances." Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

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

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Surveyor's office

Administrative Approval

Administrative approval to amend Sheep Creek Cluster Subdivision Phase 3, combining Lots 89 and 90 into one lot (145) is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report, including, deferment of curb, gutter, and sidewalk.

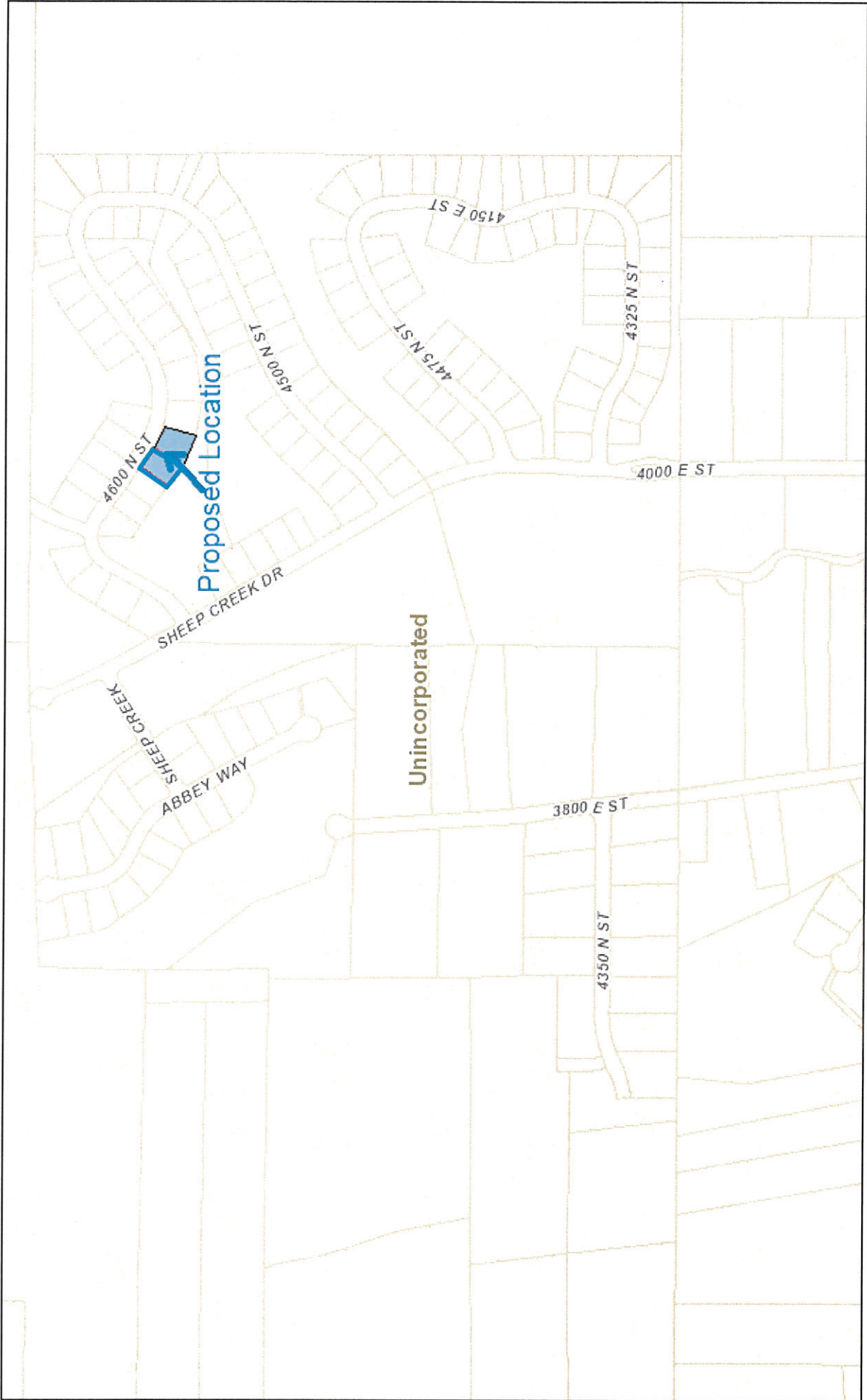
Date of Administrative Approval: March 18, 2015

Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Subdivision

Location Map



February 24, 2015
Street Labels
City Labels



PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST C
WEBER COUNTY, UTAH

I, TERRY J. WATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY SURVEYED THE ABOVE DESCRIBED TRACT OF LAND. I HAVE MADE A TRUE AND CORRECT COPY OF THE SURVEY AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS NOT PART OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE ABOVE PLAT. THE ABOVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EXISTING, HERETOFORE TO BE KNOWN AS SHEEP CREEK CLUSTER SUBDIVISION PHASE 3, LISTED IN WEBER COUNTY, UTAH AND THAT THE SAME HAS BEEN CORRECTLY AMENDED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

UTAH LICENSE NUMBER	TREVOR J. HATCH
---------------------	-----------------

[illegible]

SIGNED THIS _____ DAY OF _____ 20____

STATE OF UTAH }
COUNTY OF _____ } ss.

STEPHANIE R. MANGUM

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
_____ ACKNOWLEDGED TO ME THAT THEY ARE
_____ OF SAID CORPORATION, AND THAT THEY
SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND
IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

UTAH)SS.

IRA
Reeve
& Associates, Inc.

TEL: 800 471-3152 FAX: 800 471-3153
10000 E. 15th Ave., Suite 100, Denver, CO 80231

Named GREEK CL
PHS_3 LIST Award
Number: 6502
Revision: 02-25
Scale: 1:5000

Designer: E. ROCHT
C. ANDERSON
Surveyor
Region Date
01-19-15

COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF IMPROVEMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY

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WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYING OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMLESSNESS TO ADJACENT LANDS AND RECORDS, IN ACCORDANCE WITH LINES AND MONUMENTS ON RECORD IN COLLIER'S RECORDS.

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROJECT IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE.

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROJECT. IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NEW IN FORCE.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

Entry No. _____ Fee Paid _____
 And Recorded, _____ Filed For Record _____
 At _____ In Book _____
 Of The Official Records, Page _____

And Recorded, _____ Filed For Record
At _____ In Book _____
Of The Official Records, Page _____



THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN TWO FOUND CENTERLINE MONUMENTS FROM THE ORIGINAL SHEEP CREEK CLUSTER SUBDIVISION PHASE 3 AS SHOWN, SAID BEARING BEING N55°19'54"E. SAID BEARING IS UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY RECORDS.

THE PURPOSE OF THIS IS TO CREATE AN AMENDED SUBDIVISION
THE CORNER OFS 89 AND LOT 90 OF SHEEP CREEK CLUSTER
SLIDING SPACES.
WAS HIGHLIGHTED USING THE ORIGINAL STREET MEASURED, 90
SHOWN ON PLAT. ALL CORNERS WERE EITHER SET OR FOUND AS
SHOWN ON PLAT. ALL CORNERS SHOWN ON PLAT AS "SET" WERE SET
WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REVE &
ASSOCIATES."

BOUNDARY DESCRIPTION

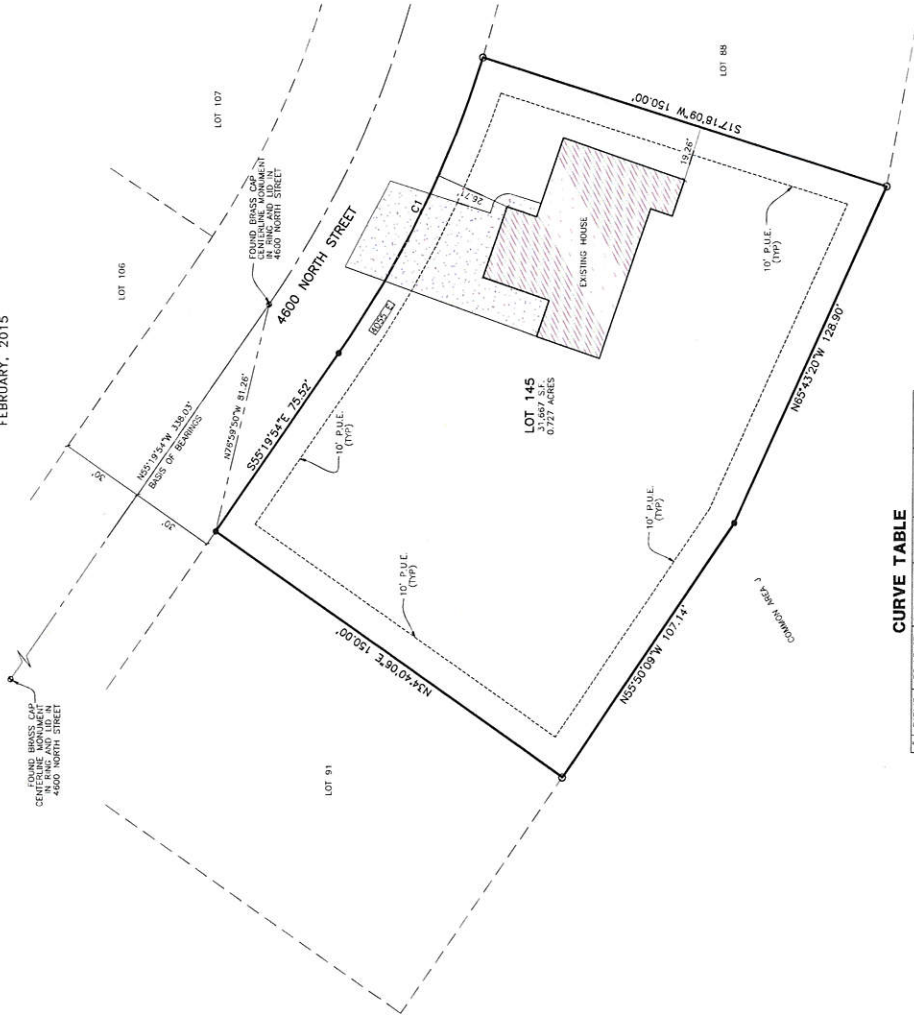
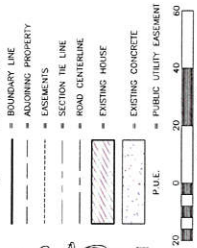
PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, T.7N., R.1E., S.1B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:

ALL OF LOTS 89 AND 90, SHEEP CREEK CLUSTER SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE

CONTAINING 11 668 COUNTRIES LISTED ON 0 727 ACROSS
1940 05.

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND CENTERLINE MONUMENT



#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	380.70'	115.39'	114.95'	58.14'	N54°00'51"W	17°21'52"

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	380.70'	115.39'	114.95'	58.14'	N54°00'51"W	17°21'52"

DEVELOPER:

DAVID MANGUM
2810 HERMOSA WAY
SALT LAKE CITY UT 84124

WEBER COUNTY ENGINEER

WEBER COUNTY ENGINEER

DEPARTMENT OF ECONOMICS, UNIVERSITY OF CALIFORNIA, BERKELEY, CALIFORNIA 94720-1480, U.S.A.

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WEBER COUNTY SHERIFFS' ASSOCIATION

WEBER COUNTY SHERIFFS' ASSOCIATION

WIEBER COUNTY ATTORNEY

WIEBER COUNTY ATTORNEY

WISCONSIN MEDICAL JOURNAL

WISCONSIN MEDICAL JOURNAL