

## Staff Report to the County Commission

Weber County Planning Division

#### **Synopsis**

**Application Information** 

**Application Request:** Consideration and action on a request for final approval of The Highlands at Wolf Creek

Phase 2 1st Amendment Subdivision (1 lot).

Agenda Date: Tuesday, June 28, 2011

Applicant: Volker Neuwirth

File Number: UVH 021511 and SubVac01-03

**Property Information** 

**Approximate Address:** 5667 E Porcupine Ridge Dr. Eden, Utah

Project Area: 1.25 Acres

**Zoning:** Residential Estates (RE-15)

Existing Land Use: Residential Proposed Land Use: Residential

**Parcel ID:** 22-206-0011 and 21-206-0012

Township, Range, Section: T7N, R2E, Sections 23

**Adjacent Land Use** 

North:ResidentialSouth:ResidentialEast:ResidentialWest:Residential

**Staff Information** 

Report Presenter: Ben Hatfield

bhatfield@co.weber.ut.us

801-399-8766

Report Reviewer: SW

#### Applicable Ordinances

Weber County Subdivision Ordinance

Weber County Zoning Ordinance Chapter 3 (RE-15 Zone)

#### Background

The applicant is requesting final approval of The Highlands at Wolf Creek Phase 2 1st Amendment Subdivision (1 lot) located approximately at 5667 E Porcupine Ridge Dr. Eden, Utah. The proposed project occupies 1.25 acres and consists of 1 lot. The owner of lots 27 and 28 of The Highlands at Wolf Creek Phase 2 desires to remove the common lot line between the lots. There is one home which is on lots 27 and 28, built across the common lot line. When building the home the owner was approved for a building parcel designation.

The vacation of the lots and recording of the amended subdivision plat will remove the common lot line that the home was built across. The subdivision lies within the Residential Estates (RE-15) Zone, which requires a minimum area of 15,000 square feet per lot and a minimum lot width of 100 feet.

#### Lot Compliance to Applicable Ordinances:

This subdivision does comply with all requirements of the RE-15 zone by providing an area of more than 15,000 square feet and a lot width of greater than 100 feet.

Other Agency Comments and Recommendations: Culinary Water and Sewer is provided by Wolf Creek Water and Sewer Improvement District.

#### **Summary of County Commission Considerations**

Does this Subdivision meet the applicable County Ordinance requirements?

## **Planning Commission Recommendation**

The Ogden Valley Planning Commission recommended final approval of the subdivision on March 22, 2011.

## **Conformance to the General Plan**

The subdivision conforms to the General Plan by meeting the outline of permitted land uses and requirements, and the requirements of the zone in which it is located.

### **Staff Recommendation**

Staff recommends final approval of the amended subdivision plat subject to staff and other agency comments and recommendations.

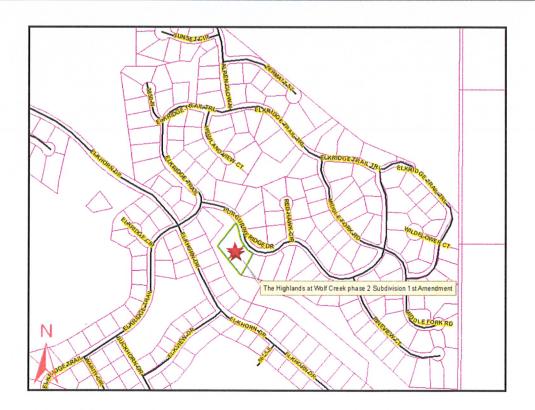
### Exhibits

- A. Original Subdivision plat
- B. Amended Subdivision plat

# Map 1



# Map 2





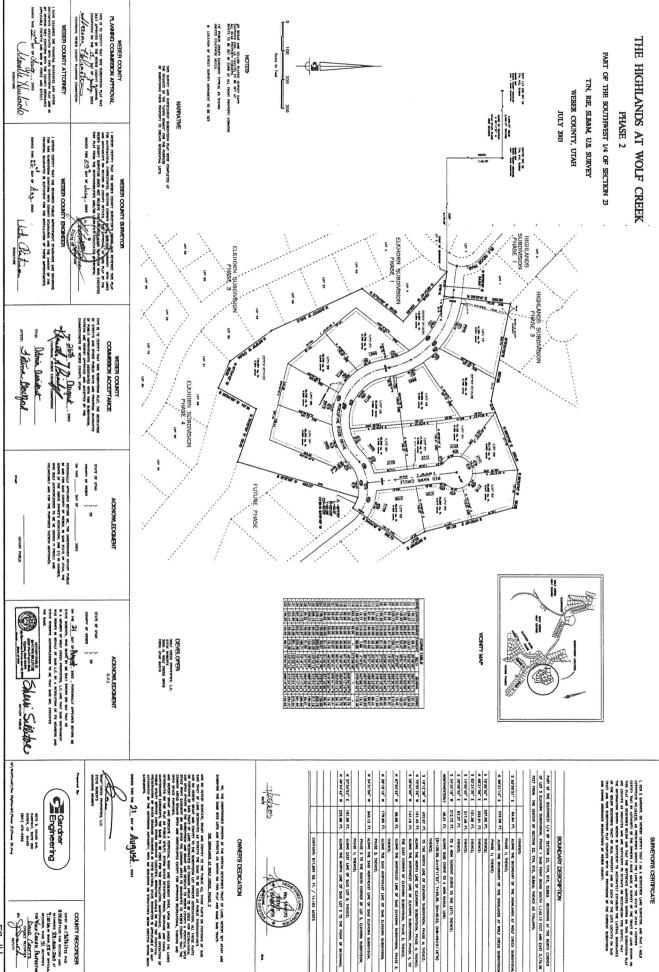


Exhibit A

58-41

COUNTY RECORDER

## CHRYE 18095 18034 19034 19039 18337 LINE TABLE LINE BEARING LI S10'39'E 20.19' L2 S10'39'57'E 20.19' 10' UTRITY AND DRAIMAGE EASEMENTS ON EACH SIDE OF PROPERTY LINE'S AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN. THIS SUMMEY AND SHEDIMSON HAT NERE COMPLETED AT THE REQUEST OF ME VOLKER NEUMRITH FOR THE PURPOSE THE COMMINMEN THE ORICHMALLY PAITED LOTS 27 AND 28, THE NEW MIDS AT INSUIT CREEK PRAISE 2, CREATING LOT 278, AS SHOWN HERECON. I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THE SURPRISHED PLAT COUNTY THE THE THE THE PROPERTY OF THE COUNTY ORIGINALIZE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. NEST 14 39 W (BASIS OF BEARING) 2659.57 MEDER COUNTY ATTORNEY PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH CENTER OF SECTION 22: TOWNSHIP 7 MORTH, RANGE 1 EAST, SALT LAKE BASE & METRICHM (FOUND BRASS CAP) HH AMENDED CHORD BEARING N64'35'51'E \$20'21'31'E \$36'48'09'E HIGHLANDS PLAT OF OPEN SPACE PHASE DECEMBER, 2010 SOUTHWEST CORNER OF LOT 29, THE INGINIANDS AT MOLE CREEK PHASE 2 (SET MERAP A CO) AT LOT 278 1.250 ACRES 54,465 SQ. FI. LOTS aniquogo I HEREDY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DIVARHOS FOR THIS SUBSIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FRANCIAL, CHARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. WOLF 22 THE HIGHLANDS AT WOLF CREEK PHASE 2 LOT 29 AND LOT 18 ADDRESSION FROM CREEK LOT 19 28 DRIVE LOT 30 THIS IS TO CERTIFY THAT THIS SURDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF 20 LOT 21 CHARMAN, WEBER COUNTY PLANNING COMMISSION LOT 20 SCALE IN FEET (LOCO SSIEND GWIOLD) SCALE: 1" - 40' KED HVAK C CIBCLE OWNER'S DEDICATION H. THE MANISCH DIMERS OF THE HERM RECORDS THAT OF MAD DO RECEIVED AND ADDRESS OF THE HERM RECORDS THAT OF MAD DO RECEIVE AND ADDRESS OF THE HERM RECORDS THAT OF MAD SERVERS AS ADDRESS OF THE HERM RECORDS TO THE THAT OF THE HERM RECORDS TO THE THAT OF THE HERM OF RECHMAN LA THE SUMMENT COMMEN OF LIST THE MERCHANGE AT THE CREEK METERS OF THE SOUTH AND THE SOUTH A 4. JOHN M. TRANCOM, A PROFESSIONAL LAND SIMPROPIN HOLDING LEGISEE AND STATE OF THE ACCOUNTY AND THE ACCOUNTY HAS BEEN ACCORDINATE WITH A PLANCE OF THE ACCOUNTY HAS BEEN ACCOUNTY HAVE BEEN ACCOUNTY HAS BEEN ACCOUNTY HAS BEEN ACCOUNTY HAS BEEN ACCOUNTY HAVE BEEN ACCOUNTY HAS BEEN ACCOUNTY HAVE BEEN ACCO DATE: DECEMBER 17, 2010 JOHN W. DAY OF THE ALL DESTRUCTION OF THE CONTROL OF THE CONTROL PROCESSOR OF THE ALL DESTRUCTION OF THE CONTROL OF THE ALL DESTRUCTION OF THE AL INS: 1.250 ACRES (54.465 SOLMAN FEET) NOTATA NETHIND SURVEYOR'S CERTIFICATE BOUNDARY DESCRIPTION ACKNOWLEDGMENT JOHN W. FRANCOM, P.LS. 15621J . FRANCOM & ASSOCIATES LAND SURVEYORS V. TOPOGRAPHIC & CONSTRUCTION SURVEYS BOUNTIFUL UTAH 8-010 FRED FOR RECORD AND NECONDS, PAGE ....... RECONDED WEBER COUNTY RECORDER MEDER COUNTY BECORDER

Exhibit B