



## 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

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	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**

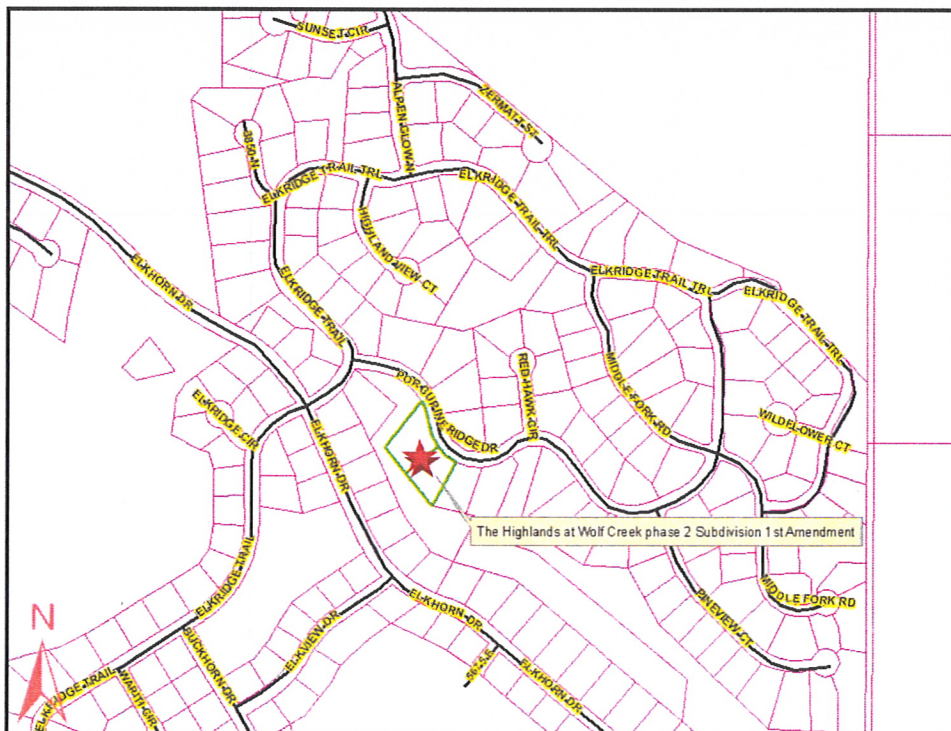
- A. Original Subdivision plat
- B. Amended Subdivision plat



### Map 1



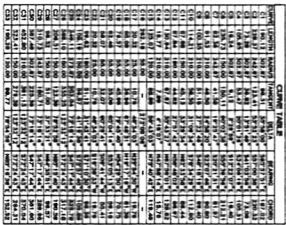
## Map 2



**SURVEYOR'S CERTIFICATE**

[illegible]

BOUNDARY DESCRIPTION
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DEVEL. OPEN

WOL CATER PROPERTIES, L.C.  
STEVE ROBERTS  
3900 N. WOL CATER DRIVE  
EDEN, UTAH 84510

ACKNOWLEDGMENT  
(U.C.)

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 COUNTY RECORDER

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