



Staff Report to the Ogden Valley Planning 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) and a recommendation for the vacation of lots 27 and 28 of The Highlands at Wolf Creek phase 2 Subdivision.

Agenda Date: Tuesday, March 22, 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:	Residential	South:	Residential
East:	Residential	West:	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) and a recommendation for the vacation of lots 27 and 28 of The Highlands at Wolf Creek phase 2 Subdivision 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.

Subdivision Ordinance chapter 1-3:

Building Parcel Designation-

Building parcel designation recognizes two (2) or more lots within an approved subdivision as one (1) lot for building purposes. This does not allow for the creation of additional lots, and the original lot lines as recorded do not change. The Planning Director can administratively approve Building Parcel Designation.

The vacation of the lots and recording of the amended subdivision plat will remove the Common lot line that 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 Planning Commission Considerations

Does this Subdivision meet the applicable County Ordinance requirements?

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.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Survey Department
- Requirements of the Weber County Health Department
- Requirements of the Weber Fire District
- Vacation of lots 27 and 28 of The Highlands at Wolf Creek phase 2 Subdivision

Staff Recommendation

Staff recommends final approval of the amended subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends the vacation of lots 27 and 28 of The Highlands at Wolf Creek phase 2 Subdivision.

Exhibits

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

Map 1



Map 2

