



# Staff Report to the County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to vacate Lot 6 of the Garden Acres Subdivision.  
**Agenda Date:** Tuesday, March 12, 2013  
**Applicant:** Dick Maki  
**File Number:** LVG070212 and SubVac0712

### Property Information

**Approximate Address:** 3365 West 2100 South  
**Project Area:** 0.937 Acres  
**Zoning:** Agricultural (A-1)  
**Existing Land Use:** Residential  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-077-0006  
**Township, Range, Section:** T6N, R2W, Sections 27

### Adjacent Land Use

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

### Staff Information

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

## Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5 (A-1 Zone)

## Background

The applicant is requesting the vacation of Lot 6 of the Garden Acres Subdivision in conjunction with an amended subdivision plat. The proposed project occupies 0.937 acres and consists of 1 lot. The subdivision lot vacation process officially removes from record the existing legal description of the lot that is being replaced by the amended subdivision. This process helps keep the chain of title clear and helps prevent errors created by potential use of the former legal description. The owner of lot 6 wants to re-configure the lot boundary by reducing the width on the east side by 90 feet. The lot will meet the requirements of the A-1 zone.

## Planning Commission Recommendation

On August 14, 2012 the Western Weber Planning Commission recommended to vacate Lot 6 of Garden Acres Subdivision in conjunction with the amended subdivision plat.

## Summary of County Commission Considerations

- Will any detrimental impacts be caused by this subdivision vacation?

## Conformance to the General Plan

This subdivision vacation does not affect the Ogden Valley General Plan.

## Conditions of Approval

- Meeting the requirements of applicable review agencies.

## Staff Recommendation

Staff recommends approval of vacating Lot 6 of Garden Acres Subdivision, subject to the conditions of approval.

## Exhibits

- A. Location Map
- B. Original Subdivision plat
- C. Amended Subdivision plat
- D. Vacation Ordinance

## Map 1

