



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to vacate the Lance Roylance Subdivision
Agenda Date: Tuesday, December 04, 2012
Applicant: Lance and Leslie Roylance
File Number: SUBVAC 2012-13

Property Information

Approximate Address: 5358 East 2625 North
Project Area: 4.01 Acres
Zoning: Agricultural Valley 3 (AV-3)
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-294-0001
Township, Range, Section: T7N, R1E, Section 34

Adjacent Land Use

North: Agriculture	South: Residential/Agriculture
East: Residential	West: Residential/Agriculture

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5-B (AV-3 Zone)

Background

The applicants/owners are requesting the vacation of the Lance Roylance Subdivision in conjunction with an amended subdivision plat. The amended subdivision application will be processed administratively as a "small subdivision", but the proposed vacation requires a recommendation from the Planning Commission to the County Commission. 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.

Summary of Planning 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 the Lance Roylance Subdivision, subject to the conditions of approval.

Exhibits

A. Lance Roylance Subdivision Plat (To be vacated)

Location Map



