



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Olympic Cove Estates 2nd Amendment Lots 6 & 7 and a request to vacate Lots 6 and 7 of Olympic Cove Estates Amended including all public utility easements

Agenda Date: Tuesday, August 20, 2013

Applicant: Kimi Kier-Noar

File Number: LVO 04-15-13 and SUBVAC 04-13

Property Information

Approximate Address: 2494 East 5950 South

Project Area: 1.61 Acres

Zoning: Residential Estates 20 (RE-20)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-513-0006 and 07-513-0007

Township, Range, Section: T5N, R1W, Section 23

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (Residential Estates Zones RE-15 and RE-20)

Background

Olympic Cove Estates 2nd Amendment Lots 6 & 7 is an amended subdivision which is replacing Lots 6 and 7 in Olympic Cove Estates Amended. The purpose of the amendment is to adjust the boundary between Lots 6 and 7 making Lot 6 smaller and Lot 7 larger. Both lots meet the area and lot width requirements of the RE-20 Zone. Lot 6 is vacant and Lot 7 has an existing single family dwelling. Both lots have culinary water and wastewater service provided by Uintah Highlands Improvement District, so no approvals are required from the Weber-Morgan Health Department. The Engineering Division and Fire District have responded with approvals.

As part of the subdivision amendment process, Lots 6 and 7 of Olympic Cove Estates Amended, including the public utility easements, will be vacated. The amended subdivision plat showing the new lots and public utility easements will then be recorded. The lot vacation process officially removes from record the existing legal descriptions of the lots that are 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 descriptions.

Summary of County Commission Considerations

- Does the subdivision meet the applicable requirements of the Weber County Land Use Code?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Planning Commission Recommendation

The Western Weber Planning Commission unanimously recommended final approval of Olympic Cove Estates 2nd Amendment Lots 6 & 7 and the vacation of Lots 6 and 7 of Olympic Cove Estates Amended including all public utility easements on May 14, 2013.

Staff Recommendation

Staff recommends final approval of Olympic Cove Estates 2nd Amendment Lots 6 & 7 and approval of the request to vacate Lots 6 and 7 of Olympic Cove Estates Amended including all public utility easements.

Exhibits

- A. Olympic Cove Estates 2nd Amendment Lots 6 & 7 Subdivision Plat
- B. Olympic Cove Estates Amended Subdivision Plat
- C. Western Weber Planning Commission Minutes – May 14, 2013
- D. Vacation Ordinance (Draft Copy)

Location Map

