



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 Legends at Hawkins Creek 3rd Amendment Subdivision (1 lot) and a recommendation for the vacation of lot 34 of The Legends at Hawkins Creek Subdivision.

Agenda Date: Tuesday, April 23, 2013

Applicant: Jeff Larsen

File Number: UVL0410 and SubVac03

Property Information

Approximate Address: 6519 E Chaparral Road Huntsville, Utah

Project Area: 1.29 Acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Vacant/ Residential

Proposed Land Use: Residential

Parcel ID: 20-102-0034

Township, Range, Section: T6N, R1E, Sections 24

Adjacent Land Use

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

Staff Information

Report Presenter: Brad McIlrath
bmcilrath@co.weber.ut.us
801-399-8763

Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

Background

The applicant is requesting final approval of The Legends at Hawkins Creek 3rd Amendment Subdivision (1 lot) and a recommendation for the vacation of lot 34 of The Legends at Hawkins Creek Subdivision located approximately at 6519 East Chaparral Road. The proposed project occupies 1.29 acres and consists of 1 lot. The owner of lot 34 wants to re-configure the buildable area boundary that is on the lot. When this subdivision was done some lots with slope were marked as restricted lots, while others showed a 75 foot by 100 foot area with a slope of less than 25 percent which were designated as buildable area. Those defined buildable areas remained on the plat and buildings are only allowed within that minimal area. The owners of this lot would like to build a home that goes outside of that area, and are proposing a larger buildable area which is still under an average 25 percent grade. The proposed buildable area meets setbacks for the FV-3 zone on all sides and will be located in an area that does not exceed the 25 percent slope.

The vacation of the lot and recording of the ordinance to vacate will remove the buildable area shown on lot 34. The subdivision lies within the Forest Valley (FV-3) Zone, which requires a minimum area of 3 acres per lot and a minimum lot width of 150 feet. However, The Legends at Hawkins Creek is a cluster subdivision which allows the lots to be smaller than the minimum 3 acres required in this zone. This proposed lot is the same area and dimensions and therefore meets all zoning requirements.

All of the improvements have been installed with the original subdivision with culinary and waste water services to be provided by same providers.

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 lot 34 of The Legends at Hawkins Creek Subdivision

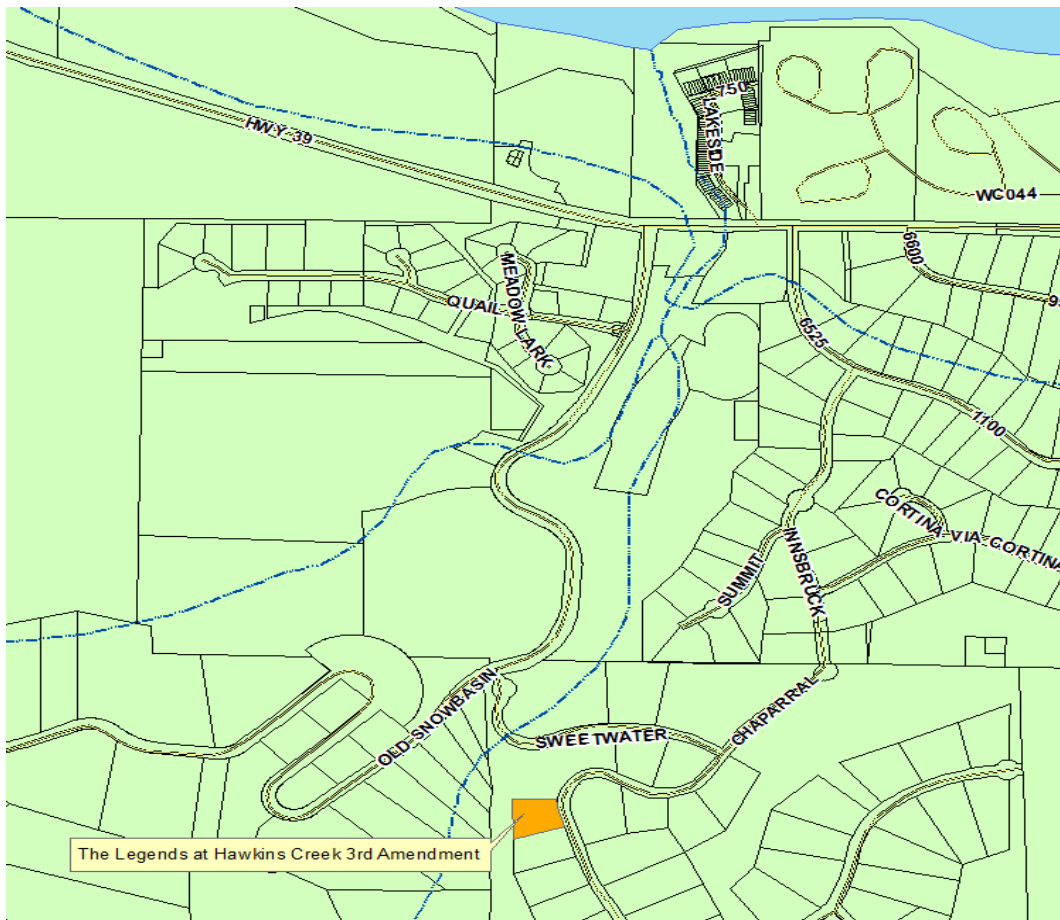
Staff Recommendation

Staff recommends final approval of the amended subdivision plat subject to staff and other agency comments and recommendations. Staff also recommends the vacation of lot 34 of The Legends at Hawkins Creek Subdivision.

Exhibits

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

Map 1



Map 2

