



## Staff Report to the County Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on a request for final approval of The Legends at Hawkins Creek 3rd Amendment Lot 34 and the vacation of Lot 34 of The Legends at Hawkins Creek.
<b>Agenda Date:</b>	Tuesday, June 18, 2013
<b>Applicant:</b>	Jeff Larsen
<b>File Number:</b>	UVL 041013 and SUBVAC 2013-03

#### Property Information

<b>Approximate Address:</b>	6519 East Chaparral Road
<b>Project Area:</b>	1.29 Acres
<b>Zoning:</b>	Forest Valley (FV-3)
<b>Existing Land Use:</b>	Vacant/ Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	20-102-0034
<b>Township, Range, Section:</b>	T6N, R1E, Section 24

#### Adjacent Land Use

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	Residential

#### Staff Information

<b>Report Presenter:</b>	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
<b>Report Reviewer:</b>	JG

### Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)

### Background

The applicant is requesting final approval of The Legends at Hawkins Creek 3rd Amendment Lot 34 and a recommendation for the vacation of Lot 34 of The Legends at Hawkins Creek. When The Legends at Hawkins Creek was developed, several lots with steep slopes were designated as restricted lots while others had a 75 foot by 100 foot buildable area with an average slope of less than 25 percent. The designated buildable areas were recorded on the plat and structures are allowed only within these areas. The purpose of the amended lot is to re-configure the buildable area and provide a more desirable location for a dwelling. The lot boundary remains the same and the new buildable area meets applicable requirements.

As part of the amended subdivision process Lot 34 of The Legends at Hawkins Creek will be vacated. 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 Ogden Valley Planning Commission unanimously recommended final approval of the amended subdivision and the vacation of Lot 34 on April 23, 2013.

### Summary of County Commission Considerations

Does this amended subdivision comply with the applicable County Land Use Code requirements?

### Conformance to the General Plan

The amended subdivision and proposed lot vacation meet the applicable requirements of the Weber County Land Use Code and conform to the General Plan.

## Planning Commission Recommendation

On April 23, 2013 the Ogden Valley Township Planning Commission made a unanimous recommendation to the Weber County Commission for final approval of The Legends at Hawkins Creek 3rd Amendment Lot 34 and the vacation of Lot 34 of The Legends at Hawkins Creek.

## Staff Recommendation

Staff recommends final approval of The Legends at Hawkins Creek 3rd Amendment Lot 34 based on its compliance with the County Land Use Code and the Ogden Valley General Plan. Staff also recommends that Lot 34 of The Legends at Hawkins Creek be vacated.

## Exhibits

- A. The Legends at Hawkins Creek subdivision plat
- B. The Legends at Hawkins Creek 3<sup>rd</sup> Amendment Lot 34 subdivision plat
- C. Ogden Valley Planning Commission Minutes – April 23, 2013
- D. Draft vacation ordinance

## Map 1

