



# Staff Report to the Western Weber Planning 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, May 14, 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

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> 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. A recommendation from the Planning Commission to the County Commission is required for these lot vacations to occur. 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 Planning 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.

## Conditions of Approval

- Meeting the requirements of applicable review agencies.

## 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

- Olympic Cove Estates 2nd Amendment Lots 6 & 7 Subdivision Plat
- Olympic Cove Estates Amended Subdivision Plat

## Location Map



Exhibit A

Olympic Cove Estates 2nd Amendment  
Lots 6 & 7

A part of the North 1/2 of Section 23, T5N, R1W, S1B&M, U.S. Survey  
Weber County, Utah  
April 2013

NOTICE OF RESURRECTION OF RIGHTS OF LOT 7  
Lots 6 and 7, as shown on the attached plat, are parts of the North 1/2 of Section 23, T5N, R1W, S1B&M, U.S. Survey, which was previously divided into Lots 6 and 7 by the plat of subdivision of the North 1/2 of Section 23, T5N, R1W, S1B&M, U.S. Survey, recorded in the Office of the County Clerk of Weber County, Utah, on April 17, 2013, and which was duly approved by the Weber County Commission on April 17, 2013.



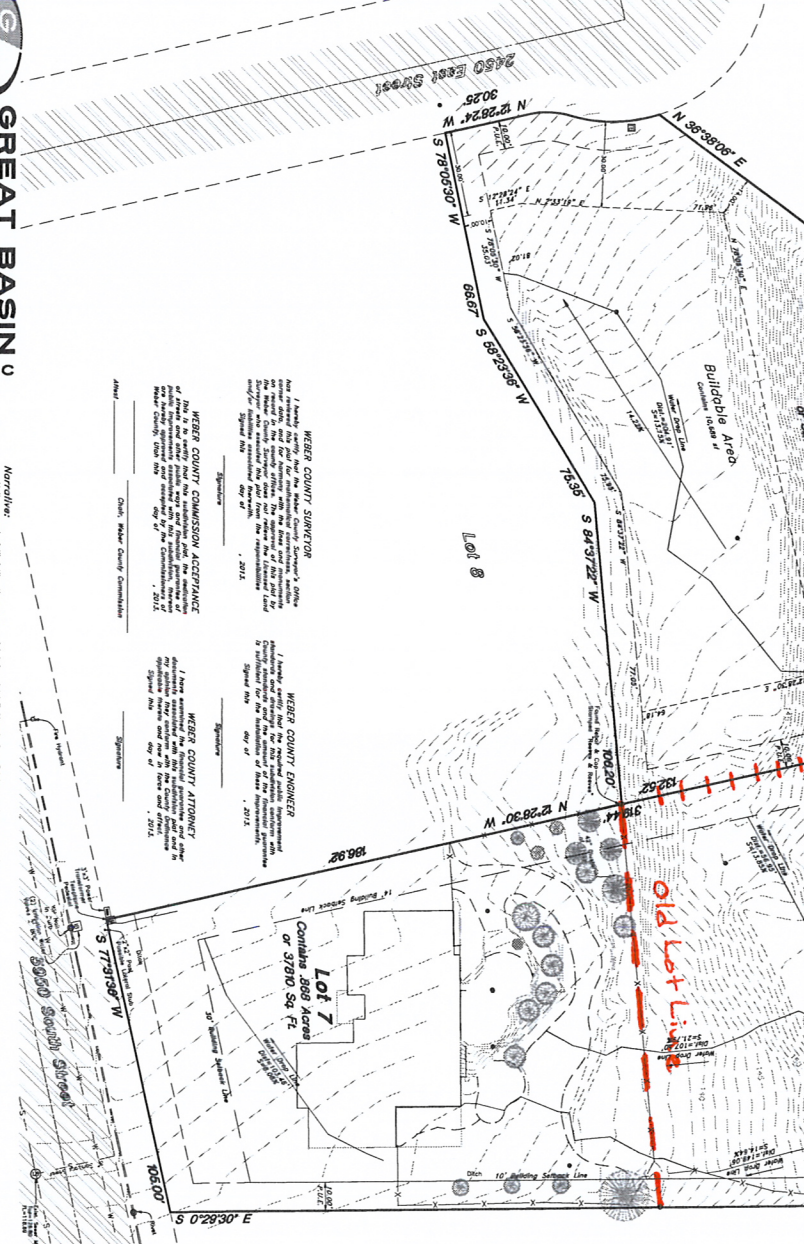
WEBER COUNTY SURRENDER  
I, the undersigned, Clerk of the Weber County Commission, do hereby certify that the foregoing plat was duly approved by the Weber County Commission on April 17, 2013, and that the same is a true and correct copy of the same as approved by the Commission.

WEBER COUNTY ENGINEERS  
I, the undersigned, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Utah.

WEBER COUNTY ATTORNEY  
I, the undersigned, a duly licensed Attorney at Law in the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Attorney at Law in the State of Utah.

WEBER COUNTY COMMISSION ACCEPTANCE  
I, the undersigned, Clerk of the Weber County Commission, do hereby certify that the foregoing plat was duly approved by the Weber County Commission on April 17, 2013, and that the same is a true and correct copy of the same as approved by the Commission.

Notarizing:  
I, the undersigned, a Notary Public in and for the State of Utah, do hereby certify that I am a duly licensed Notary Public in and for the State of Utah.



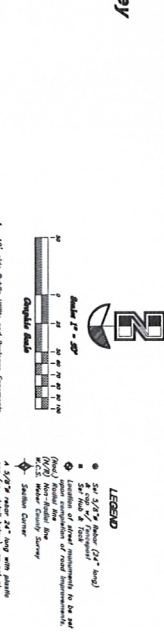
Woodland Estates Subdivision Unit 2  
Lot 53

1. 10' wide Right of Way and Driveway Easements  
2. 10' wide Right of Way and Driveway Easements  
3. 10' wide Right of Way and Driveway Easements

SURRENDER OF RIGHTS  
I, the undersigned, Clerk of the Weber County Commission, do hereby certify that the foregoing plat was duly approved by the Weber County Commission on April 17, 2013, and that the same is a true and correct copy of the same as approved by the Commission.

OWNER'S DECLARATION  
I, the undersigned, the owner of the property shown on the foregoing plat, do hereby declare that I am the owner of the property shown on the foregoing plat and that I have no other interest in the property shown on the foregoing plat.

ACKNOWLEDGMENT  
I, the undersigned, the owner of the property shown on the foregoing plat, do hereby acknowledge that I am the owner of the property shown on the foregoing plat and that I have no other interest in the property shown on the foregoing plat.



COUNTY RECORDER WEBER COUNTY RECORDER  
FILED IN THE OFFICE OF THE COUNTY CLERK OF WEBER COUNTY, UTAH, ON APRIL 17, 2013.

