



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A request to set the date of February 2, 2016 at 10:00 am for a public hearing to consider and take action on a request to vacate a public utility easement in Rolling Drive, a dedicated private street and a public utility easement located along the southern most subdivision boundary line adjacent to Lot 107 in the Summit Eden Phase 1D Subdivision.

Agenda Date: Tuesday, January 19, 2016

Applicant: SMHG Phase 1, LLC

File Number: EV 2016-01

Property Information

Approximate Address: Rolling Drive, Summit Eden Phase 1D

Project Area: .3179 Acre

Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)

Existing Land Use: Ski Resort

Proposed Land Use: Resort Development

Parcel ID: Part of 23-131-0021

Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SM

Request

The applicant is requesting to amend and restate Summit Eden Phase 1D Subdivision. As part of the amendment, Rolling Drive along with the applicable temporary private slope easement will be removed from the subdivision plat and a Development Parcel consisting of approximately 3.21 acres will be created. Rolling Drive and the associated temporary slope easement will be vacated via a separate document recorded with the Weber County Recorder's office; however, the public utility easement that has been previously dedicated within the private street and the public utility easement located along the southern most subdivision boundary line adjacent to Lot 107 will need to be vacated via ordinance to relinquish any public interest in these areas to allow for future development.

Staff Recommendation

Staff recommends approval of the request to vacate the public utility easement that has been previously dedicated within the private street known as Rolling Drive and the public utility easement located along the southern most subdivision boundary line adjacent to Lot 107 in Summit Eden Phase 1D Subdivision. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The ordinance to vacate the public utility easements shall be recorded in conjunction with the Summit Eden Phase 1D Amended and Restated Subdivision plat.

This recommendation is based on the following findings:

1. Vacating the proposed public utility easements will not have a negative effect on the Ogden Valley General Plan.
2. Based on the proposed amendment, good cause exists to vacate the easements.
3. The public interest or any person will not be materially injured by the proposed vacation.
4. The proposed vacation will not be detrimental to the public health, safety, or welfare.
5. The proposed vacation will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.