



## 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 Sleepy Hollow Subdivision 1st Amendment (1 Lot), and a recommendation to vacate the following:  
- Sleepy Hollow Subdivision  
- Lots 17 and 18 and the 14.5 foot wide un-named road on the north side of Lots 17 and 18 of Block 11 of the Hermitage of Ogden Canyon.

**Agenda Date:** Tuesday, October 25, 2011  
**Applicant:** Keith and Belinda Rounkles  
**File Number:** UVS 091911

#### Property Information

**Approximate Address:** 546 Ogden Canyon  
**Project Area:** 1.32 Acres  
**Zoning:** Forest Residential 1 Zone (FR-1)  
**Existing Land Use:** Residential/Cell Tower Site  
**Proposed Land Use:** Residential/Cell Tower Site  
**Parcel ID:** 20-133-0001, 20-031-0014  
**Township, Range, Section:** T6N, R1E, Section 18

#### 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:** SW

### Applicable Ordinances

- Weber County Subdivision Ordinance
- Zoning Ordinance Chapter 12 (FR-1 Zone)
- Zoning Ordinance Chapter 28 (Nonconforming Buildings, Uses, and Parcels)

### Background

Sleepy Hollow Subdivision was recorded on July 6, 2010. The owners recently purchased property adjacent to the subdivision and have submitted an application to combine this new property with Sleepy Hollow Subdivision. The additional property is part of Lots 17 and 18 of Block 11 of The Hermitage of Ogden Canyon and contains approximately 0.24 acres. The resulting amended subdivision, known as Sleepy Hollow Subdivision 1<sup>st</sup> Amendment, contains 1.32 acres and has a lot width of more than 150 feet on Highway 39, both of which meet the requirements of the FR-1 Zone. A "no access" line has been placed on the subdivision boundary with Highway 39 and access to the subdivision is on an existing dedicated 14.5 foot wide road in the Hermitage Subdivision. The road in the Hermitage was dedicated in 1919 and is considered legal access, despite not meeting current zoning requirements. Culinary water is provided by Ogden City and wastewater treatment is provided by an individual septic tank. A Hillside Review has already been approved for Sleepy Hollow Subdivision and that approval applies to the amended subdivision as well unless the approved plan is changed.

As part of the subdivision amendment, the original Lots 17 and 18 of Block 11 of the Hermitage of Ogden Canyon, the 14.5 foot wide un-named road on the north side of Lots 17 and 18, and Sleepy Hollow Subdivision must be vacated. These subdivision lot and road vacations require a recommendation from the Planning Commission to the County Commission. The purpose of vacating these subdivision lots and roads is to eliminate the potential for future title mistakes involving the vacated lots.

## Summary of Planning Commission Considerations

- Do the amended subdivision and the proposed subdivision lot and road vacations meet the requirements of applicable County ordinances?

## Conformance to the General Plan

The amended subdivision and proposed lot vacations meet the requirements of applicable Weber County ordinances and conform to the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department

## Staff Recommendation

Staff recommends final approval of Sleepy Hollow Subdivision 1<sup>st</sup> Amendment based on its compliance with applicable County Ordinances and the Ogden Valley General Plan. Staff also recommends that Lots 17 and 18 of Block 11 of the Hermitage of Ogden Canyon, the 14.5 foot wide un-named road on the north side of Lots 17 and 18, and Sleepy Hollow Subdivision be vacated.

## Exhibits

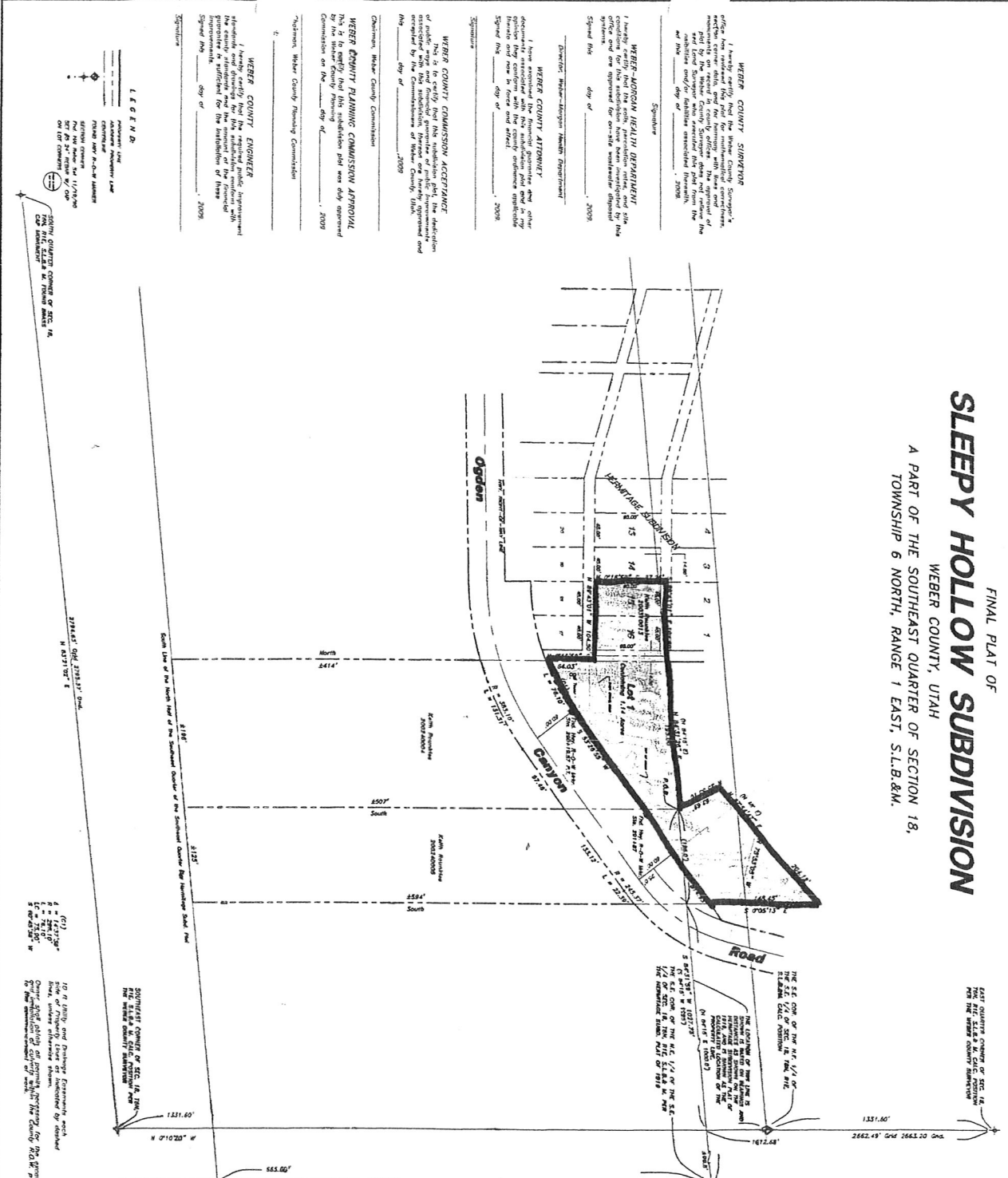
- A. Sleepy Hollow Subdivision plat
- B. Sleepy Hollow Subdivision 1<sup>st</sup> Amendment plat
- C. Subdivision access map
- D. Applicant's vacation request

## Map 1



# SLEEPY HOLLOW SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M.



**SURVEYOR'S CERTIFICATE**

I, K. Craig Hansen, a registered land surveyor in the State of Utah in accordance with Title 16, Chapter 22, Professional Engineers and Land Surveyors Licensing Act do hereby certify that I have personally surveyed and laid out the above described subdivision in accordance with the Subdivision Map Act, Utah Code, Title 16, Chapter 22, and the rules and regulations of the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with Section 17-21-21 and have verified the subdivision in accordance with the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

K. Craig Hansen License No. 167819

**UTAH STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS**

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. CONTAINS THE FOLLOWING DESCRIBED TRACTS: TRACT 1, BEING THE SE. 1/4 OF THE SE. 1/4 OF THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 2, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 3, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 4, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 5, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 6, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 7, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 8, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 9, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 10, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 11, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 12, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 13, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. TRACT 14, BEING THE SE. 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M.

**OWNER'S DEDICATION**

We, the undersigned owners of the herein described tract of land do hereby dedicate and dedicate to the public use of the herein described tract of land the herein described easements and dedications hereinafter described. We, the undersigned owners of the herein described tract of land do hereby dedicate and dedicate to the public use of the herein described tract of land the herein described easements and dedications hereinafter described. We, the undersigned owners of the herein described tract of land do hereby dedicate and dedicate to the public use of the herein described tract of land the herein described easements and dedications hereinafter described.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

James Keith, R. Hansen  
James Hansen, R. Hansen

**ACKNOWLEDGMENT**

State of Utah / 55

On this \_\_\_\_\_ day of \_\_\_\_\_, 2009, personally appeared before me, \_\_\_\_\_, a Notary Public in and for the State of Utah, \_\_\_\_\_, the number \_\_\_\_\_ who duly acknowledged to me they signed it freely and voluntarily for the purposes herein mentioned.

Commission Expires \_\_\_\_\_ Notary Public

**HANSEN & ASSOCIATES, INC.**  
Professional Engineers and Land Surveyors  
430 South Main Street, Suite 1000  
Salt Lake City, Utah 84143  
(435) 221-5451 (fax) (435) 221-5452 (fax) (435) 221-5453 (fax)

**WEBER COUNTY RECORDS**  
Weber County Recorder  
200 North Main Street  
Cannonville, Utah 84701  
(435) 732-1122

**WEBER COUNTY SHERIFF**

I have reviewed the plat and the subdivision map and find that the same conform to the provisions of the Utah Subdivision Map Act, Utah Code, Title 16, Chapter 22, and the rules and regulations of the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**WEBER COUNTY ATTORNEY**

I have reviewed the plat and the subdivision map and find that the same conform to the provisions of the Utah Subdivision Map Act, Utah Code, Title 16, Chapter 22, and the rules and regulations of the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**WEBER COUNTY ENGINEER**

I have reviewed the plat and the subdivision map and find that the same conform to the provisions of the Utah Subdivision Map Act, Utah Code, Title 16, Chapter 22, and the rules and regulations of the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors. I have also personally verified the accuracy of the plat in accordance with the Utah State Board of Professional Engineers and Land Surveyors.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

This is to certify that this subdivision plat was duly approved by the Planning Commission of the County of \_\_\_\_\_, Utah, on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Chairman, Weber County Planning Commission  
\_\_\_\_\_

Member, Weber County Planning Commission  
\_\_\_\_\_

FINAL PLAT OF AMENDMENT NO. 1 SLEEPY HOLLOW SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, S.L.B.&M. SEPTEMBER, 2011

WEBER COUNTY SUPERVISOR

I hereby certify that the Weber County Supervisor's office has reviewed this plat for technical correctness, compliance with applicable laws, and that the approval of this plat is hereby granted on the condition that the applicant shall be responsible for the maintenance and repair of the subdivision.

Signature \_\_\_\_\_ Date \_\_\_\_\_ 2011

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the Weber-Morgan Health Department has reviewed this plat for technical correctness, compliance with applicable laws, and that the approval of this plat is hereby granted on the condition that the applicant shall be responsible for the maintenance and repair of the subdivision.

Signature \_\_\_\_\_ Date \_\_\_\_\_ 2011

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that the subdivision plat, the description of the subdivision, and the plat map have been approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Commission, Weber County Planning Commission

Signature \_\_\_\_\_ Date \_\_\_\_\_ 2011

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that the subdivision plat and plat map have been approved by the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Commission, Weber County Planning Commission

Signature \_\_\_\_\_ Date \_\_\_\_\_ 2011

WEBER COUNTY ENGINEER

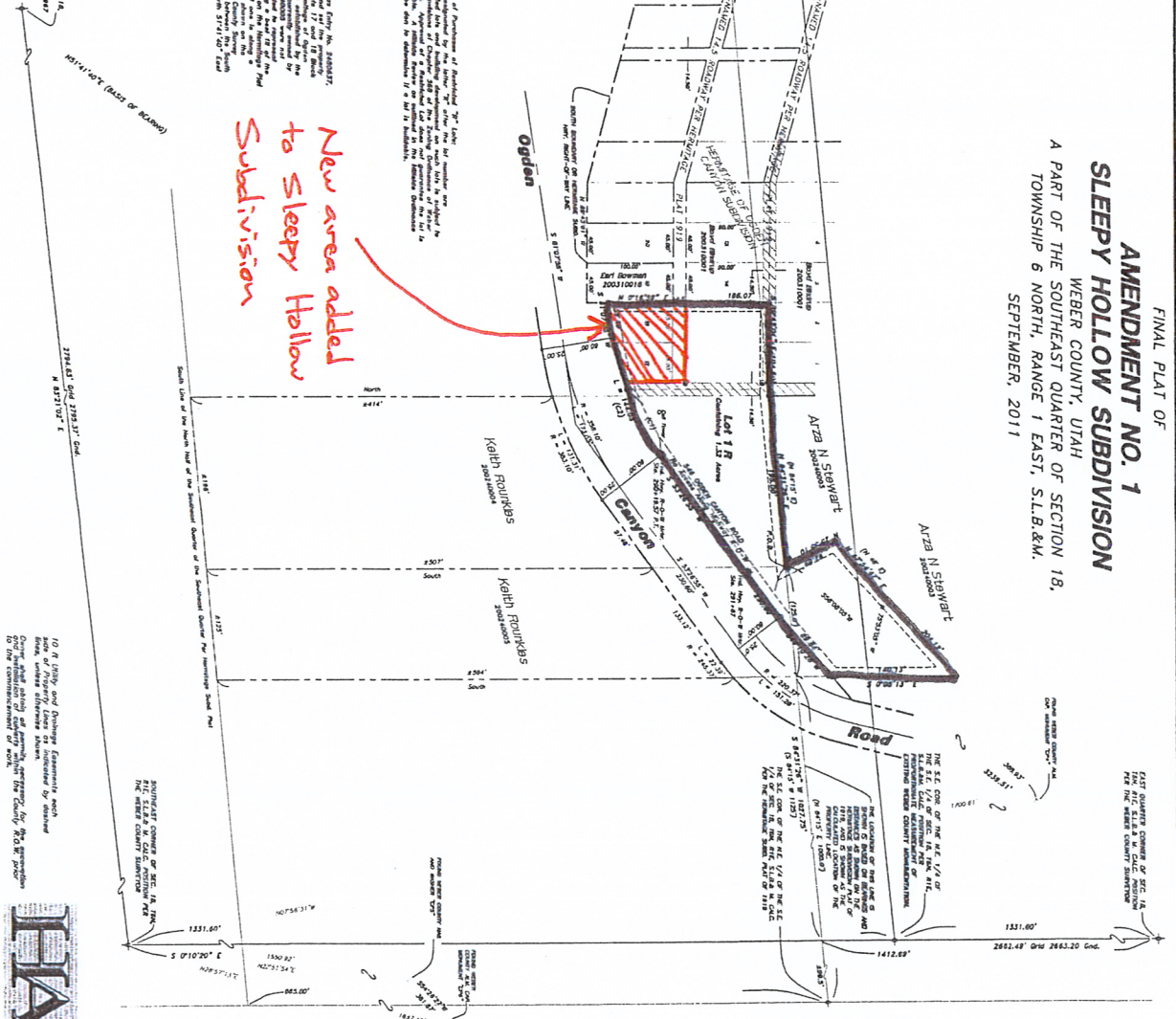
I hereby certify that the subdivision plat, the description of the subdivision, and the plat map have been approved by the Weber County Engineer on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Signature \_\_\_\_\_ Date \_\_\_\_\_ 2011

Narrative

The purpose of this plat is to amend the one and one-half acre subdivision recorded as Entry No. 1888227, recorded in the County Clerk's Office on September 14, 2007, and to amend the plat map recorded as Entry No. 1888227, recorded in the County Clerk's Office on September 14, 2007, by adding a new area to the subdivision and amending the plat map to reflect the addition of the new area.

- LEGEND: PROPERTY LINE, ADJACENT PROPERTY LINE, SECTION LINE, ROAD RIGHT-OF-WAY, ETC.



New area added to Sleepy Hollow subdivision

OWNER'S DEDICATION: A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST... CONTAINING 1.12 ACRES.

ACKNOWLEDGMENT: On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat map and plat map as the same appears in the records of the County Clerk's Office.

OWNER'S SIGNATURE: Keith Routledge, State of Utah, County of Weber.

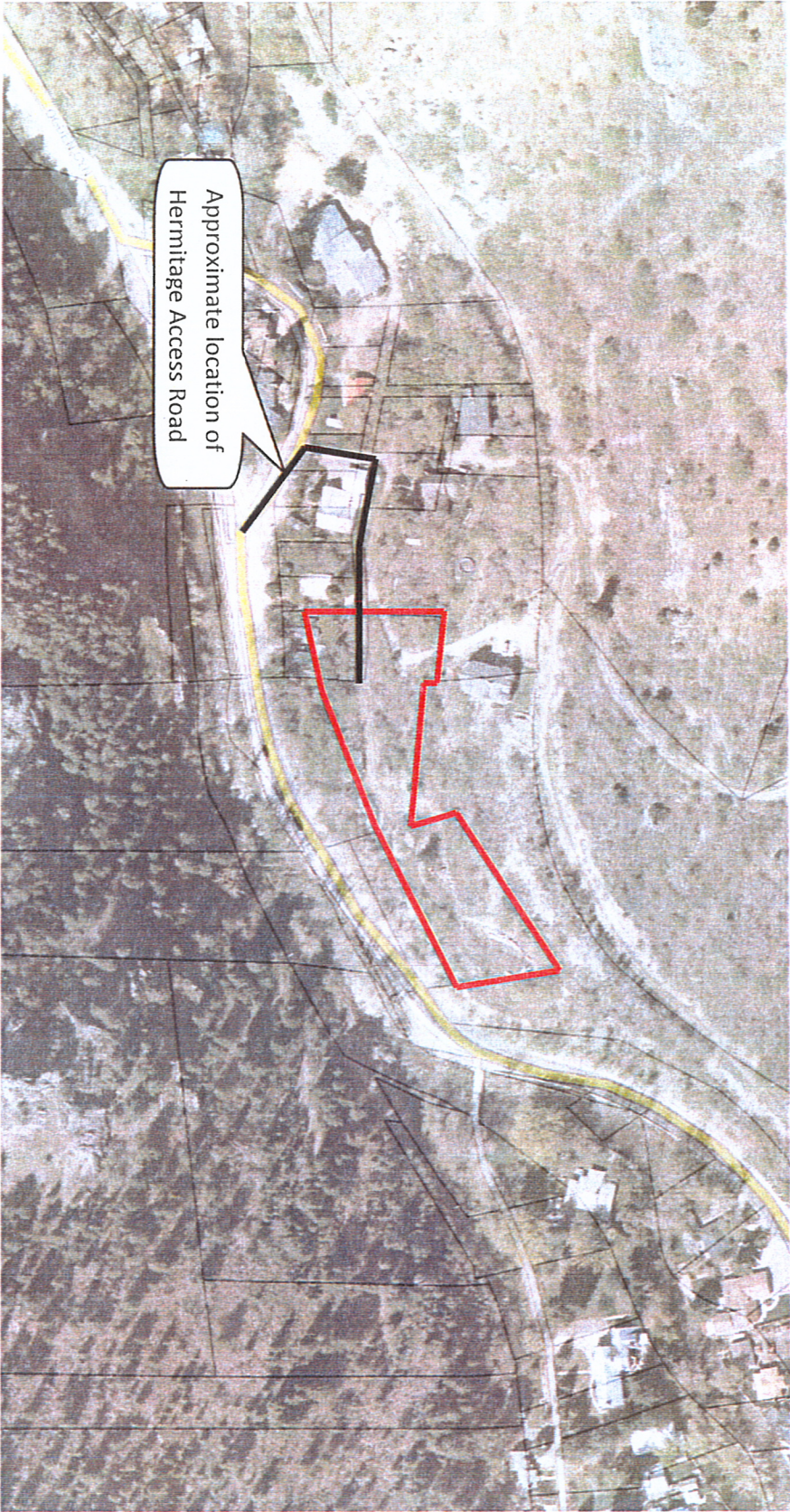
COMMISSION ENGINEER: ANDREW FOLKES, State of Utah, County of Weber.



HANSSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors. 538 North Main Street, Brigham, Utah 84302.

WEBER COUNTY RECORDS table with columns for RECEIVED, INDEXED, FILED, and COUNTY RECORDS.

# Exhibit C



# Exhibit D

## Weber County Vacation Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <b>9-8-11</b>	Fees (Office Use)	Receipt Number (Office Use) <b>Subiac 2011-05</b>
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### Requesters Contact Information

Name <b>Keith &amp; Belinda Rounkles</b>		Mailing Address <b>546 Ogden Canyon Ogden UT 84401</b>
Phone <b>801 668 8844</b>	Fax	
Email Address <b>KeithRounkles@comcast.net</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

### Property Information

Address <b>546 Ogden Canyon</b>	Land Serial Number(s) <b>201330001 &amp; 200310014</b>
Vacation Request <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Road <input type="checkbox"/> Subdivision <input type="checkbox"/> Subdivision Lot	Current Zoning
Subdivision Name	Lot Number(s)

Project Narrative

**Vacate Lot 17 & Lot 18 & adjoining road to North of the "Hermitage of Ogden Canyon Subdivision"**

**& vacate Steeply Hollow Subdivision & all parcels being vacated will be combined into one sub-division**

### Property Owner Affidavit

I (We), **Keith & Belinda Rounkles**, do hereby depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

**Keith Rounkles**  
(Property Owner)

**Belinda Rounkles**  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Notary)