

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

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Application Information

Application Request:

Consideration and action on a request for final approval of Hidden Haven Cove Subdivision

and a request to vacate Lots 1, 2, and 4 of Hidden Haven Estates Subdivision and Lots 9

through 12 of Hidden Haven Estates Subdivision Lot 3 1st Amendment

Agenda Date:

Tuesday, May 22, 2012

Applicant:

Randy & Steffnie Shepherd; Nicole Ashton

File Number:

UVH 050412 and SUBVAC 05-12

Property Information

Approximate Address:

6250 East 1600 North

Project Area:

32.22 Acres

Zoning:

Agricultural Valley 3 (AV-3) and Shoreline (S-1)

Existing Land Use:

Residential

Proposed Land Use: Parcel ID:

Residential 20-104-0001, 0002, 0004 and 20-120-0001, 0002, 0003, 0004

Township, Range, Section:

T6N, R1E, Sections 1 and 2

Adjacent Land Use

North:

Residential

South:

Residential

East:

Pineview Reservoir

West:

Residential

Staff Information

Report Presenter:

Sean Wilkinson

swilkinson@co.weber.ut.us

801-399-8765

Report Reviewer:

JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5-B (AV-3 Zone)
- Weber County Zoning Ordinance Chapter 9-A (S-1 Zone)

Background

Hidden Haven Cove Subdivision is an amended subdivision which is replacing Hidden Haven Estates Subdivision Lots 1, 2, and 4 and Hidden Haven Estates Subdivision Lot 3 1st Amendment consisting of 4 lots. The original boundaries from these subdivisions remain the same and no additional lots are being created. However, Lot 4 of Hidden Haven Estates is being designated as common area and the existing dwelling on the lot will be used as a clubhouse.

Each of the six lots meets the applicable lot width/frontage and area requirements, but the common area must have access across its own front lot line. It appears that the driveway built to serve the existing residence on Lot 4 of Hidden Haven Estates was actually built on a different lot, which does not comply with the requirements of the Weber County Zoning Ordinance (24-2A). This situation must be addressed prior to the subdivision being recorded. The access easements through Lots 5 and 6 to the common area are allowed, but the main access must still be across its own frontage.

The common area contains 9.4 acres and the improvements include a clubhouse, small parking area consisting of 12 stalls, and landscaping as shown on the "Common Area Concept Site Plan." No lighting or signage is proposed. The clubhouse is for the private use of the subdivision owners and their guests, but it cannot be used for commercial purposes or for overnight accommodations. Due to the inclusion of common area and the existing private road for Lots 3, 4, and 5, a Homeowners Association (HOA) is required for Hidden Haven Cove Subdivision. The HOA bylaws/CCR's must be provided for review prior to final approval by the County Commission and recorded in conjunction with the subdivision plat.

As part of the subdivision amendment process, Lots 1, 2, and 4 of Hidden Haven Estates Subdivision and Lots 9 through 12 of Hidden Haven Estates Subdivision Lot 3 1st Amendment will be vacated. 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 Weber County Subdivision and Zoning Ordinance requirements?

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.
- Providing access to the common area across its own frontage.
- Providing the HOA bylaws/CCR's for review prior to final approval by the County Commission and recorded in conjunction with the subdivision plat.

Staff Recommendation

Staff recommends approval of Hidden Haven Cove Subdivision, subject to the conditions of approval, based on its compliance with applicable Subdivision and Zoning Ordinance requirements. This recommendation includes vacating Lots 1, 2, and 4 of Hidden Haven Estates Subdivision and Lots 9 through 12 of Hidden Haven Estates Subdivision Lot 3 1st Amendment.

Exhibits

- A. Hidden Have Cove Subdivision Plat
- B. Common Area Concept Site Plan
- C. Hidden Haven Estates Subdivision Plat
- D. Hidden Haven Estates Subdivision Lot 3 1st Amendment Plat

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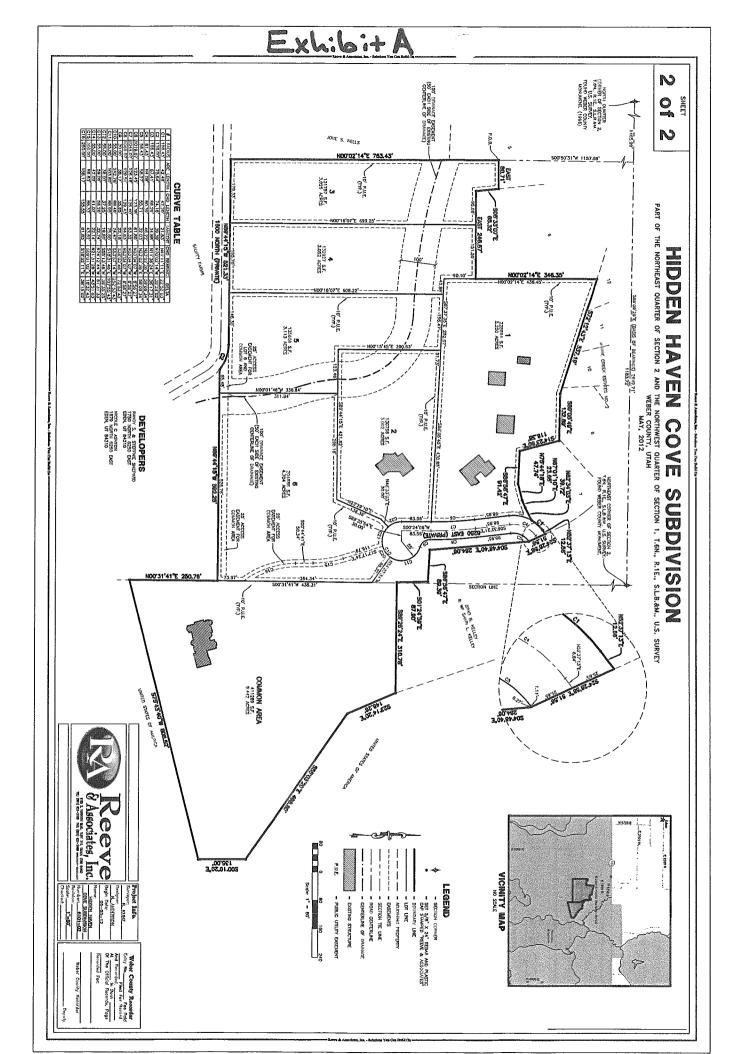
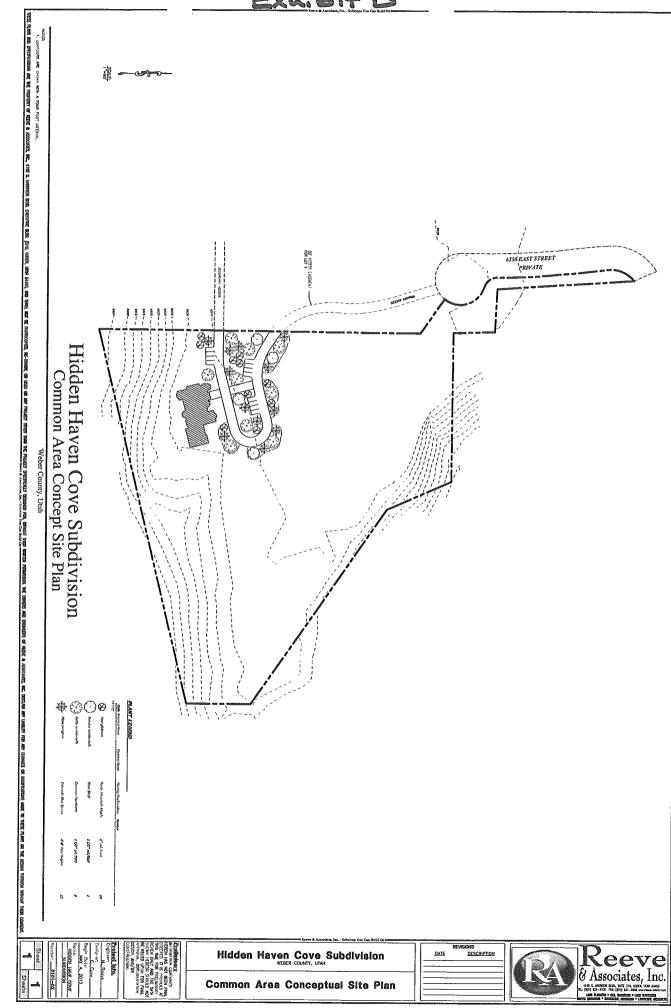
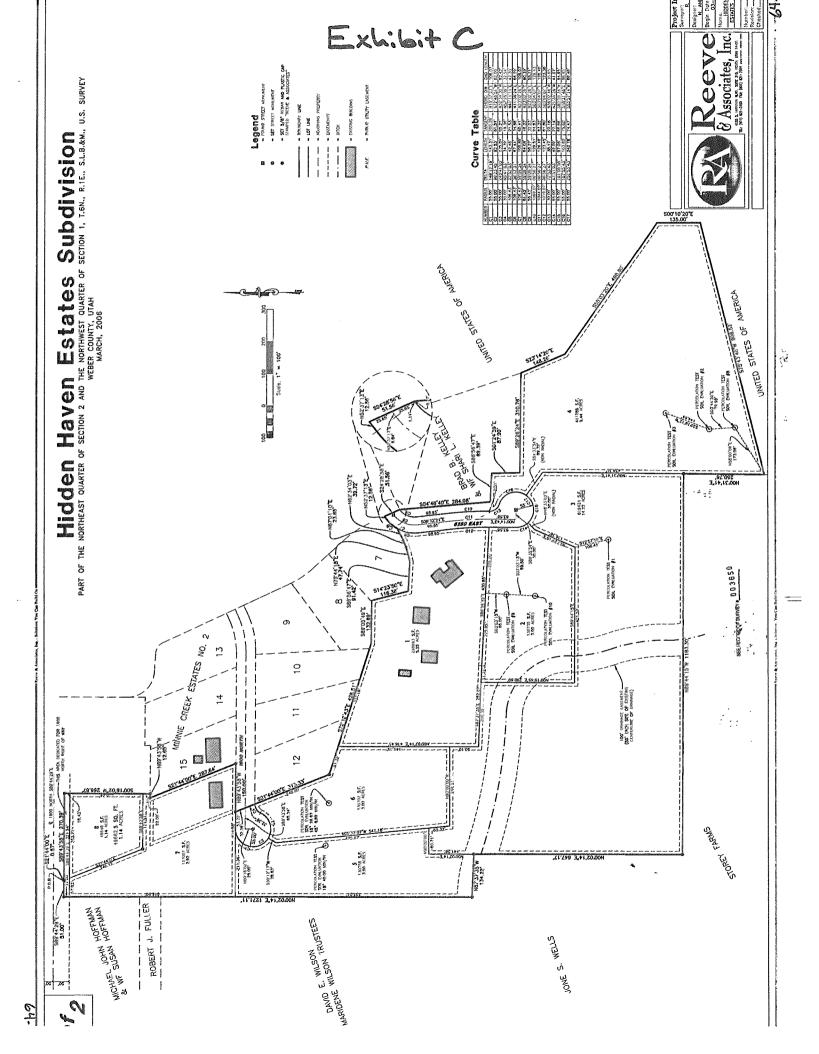


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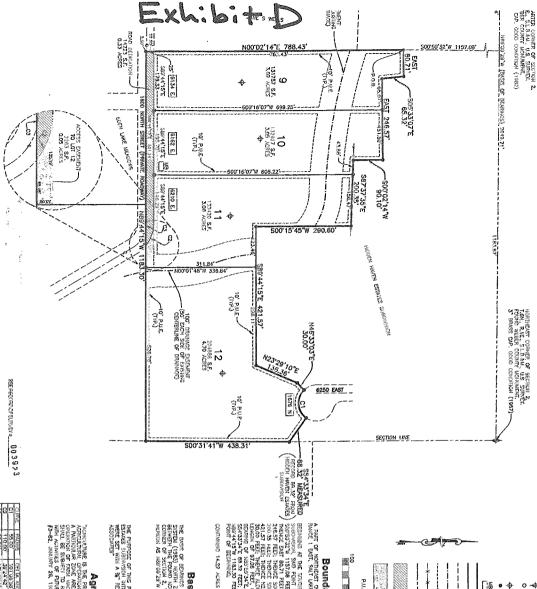
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WEBER COUNTY, UTAH
FEBRUARY, 2008

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Weber County Surveyor

Weber County Commission Acceptance

Jan M. Zonnauster

Weber County Engineer

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Associates, Inc. COCVO

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Begin Date: 05-02-07

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Karla B Little