

Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to vacate the Lance Roylance Subdivision

Agenda Date:Tuesday, February 05, 2013Applicant:Lance and Leslie Roylance

File Number: SUBVAC 2012-13

Property Information

Approximate Address: 5358 East 2625 North

Project Area: 4.01 Acres

Zoning: Agricultural Valley 3 (AV-3)

Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-294-0001

Township, Range, Section: T7N, R1E, Section 34

Adjacent Land Use

North:AgricultureSouth:Residential/AgricultureEast:ResidentialWest:Residential/Agriculture

Staff Information

Report Presenter: Sean Wilkinson

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801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5-B (AV-3 Zone)

Background

The applicants/owners are requesting the vacation of the Lance Roylance Subdivision in conjunction with an amended subdivision plat. The amended subdivision plat has been approved administratively as a "small subdivision." 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 approval of this vacation on December 4, 2012.

Summary of County Commission Considerations

Will any detrimental impacts be caused by this subdivision vacation?

Conformance to the General Plan

This subdivision vacation does not affect the Ogden valley General Plan.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended approval of this vacation on December 4, 2012.

Staff Recommendation

Staff recommends approval of vacating the Lance Roylance Subdivision.

Exhibits

- A. Lance Roylance Subdivision Plat (To be vacated)
 B. Lance Roylance Subdivision 1st Amendment Plat
- C. December 4, 2012 Planning Commission Minutes
- D. Draft Vacation Ordinance

Location Map

