



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 Valley Lake Estates No. 3 Lot 34 Amended and a request to vacate Lot 34 of Valley Lake Estates No. 3

Agenda Date: Tuesday, December 04, 2012

Applicant: Daniel and Chris Hansen

File Number: UVV 111612 and SUBVAC 2012-12

Property Information

Approximate Address: 6819 East 1100 South

Project Area: 3.21 Acres

Zoning: Forest Valley 3 (FV-3)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-036-0028 and 20-045-0008

Township, Range, Section: T6N, R1E, Section 24

Adjacent Land Use

North: Residential	South: Residential
East: Residential	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 12-B (FV-3 Zone)

Background

Valley Lake Estates No. 3 Lot 34 Amended is an amended subdivision which is replacing Lot 34 of Valley Lake Estates No. 3. The owners of Lot 34 are combining the existing lot with adjacent property outside of Valley Lake Estates No. 3 to create a new 3.21 acre lot. The proposed lot meets the area and lot width requirements of the FV-3 Zone and Lot 34 has an existing dwelling with culinary water and a septic system. The primary access remains on 1100 South, but the new lot also has frontage on Via Monaco Drive, which is a private road in The Summit at Ski Lake Development. Permission to use Via Monaco Drive is at the discretion of the Summit at Ski Lake Home Owners Association.

As part of the subdivision amendment process, Lot 34 of Valley Lake Estates No. 3 will be vacated. A recommendation from the Planning Commission to the County Commission is required for this lot vacation to occur. The 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.

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 treatment, 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 approval of Valley Lake Estates No. 3 Lot 34 Amended, subject to the conditions of approval, based on its compliance with applicable Subdivision and Zoning Ordinance requirements. This recommendation includes vacating Lot 34 of Valley Lake Estates No. 3.

Exhibits

- Valley Lake Estates No. 3 Lot 34 Amended Subdivision Plat
- Valley lake Estates No. 3 Subdivision Plat

Location Map



Exhibit A

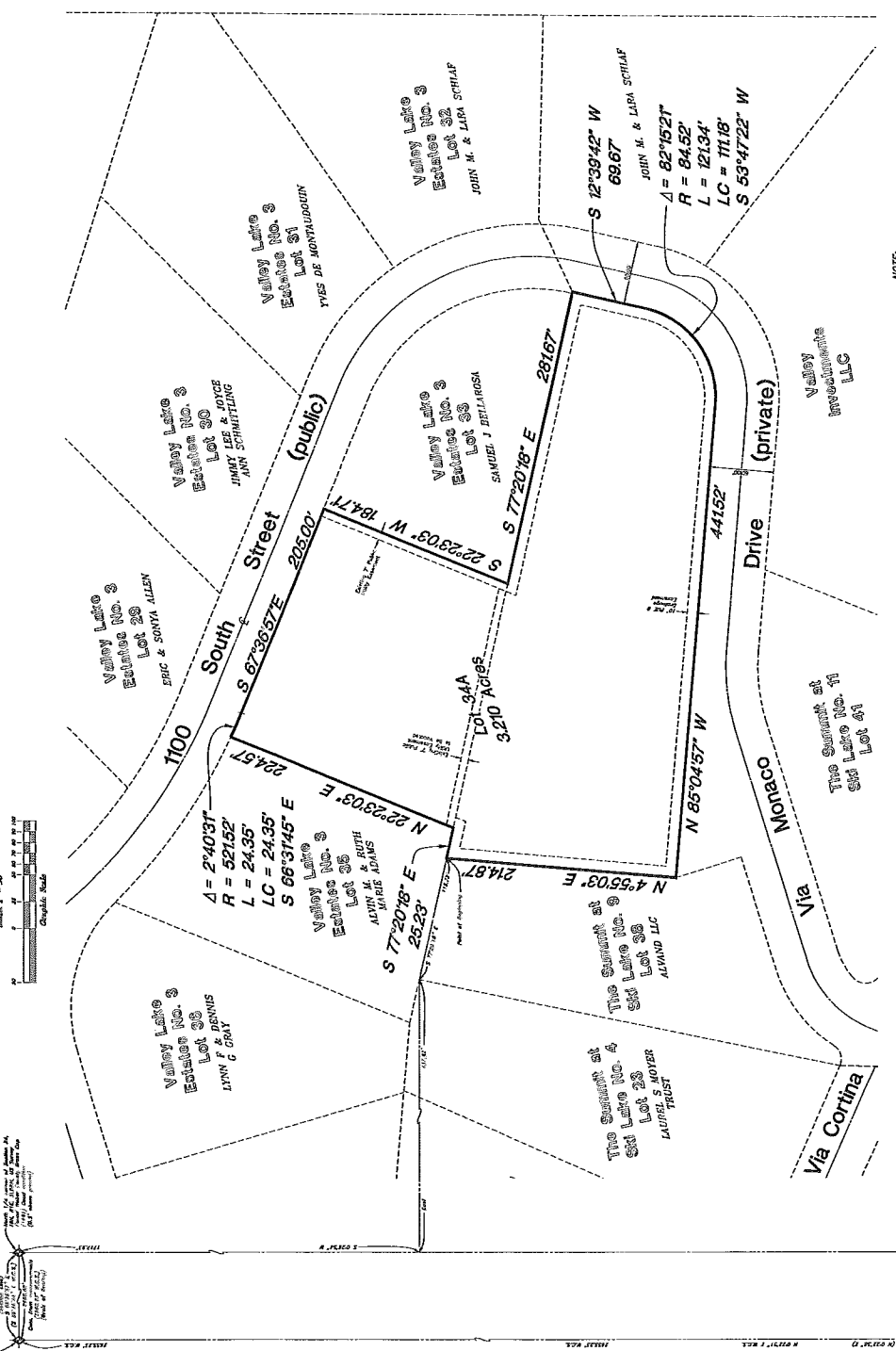
Valley Lake Estates No. 3

Lot 34 Amended

A part of the North Half of Section 24, T6N, R1E, S16&M, U.S. Survey
Unincorporated Weber County, Utah
November 2012



- LEGEND**
- 20' Utility Easement
 - 5' Public Right-of-Way
 - 10' Private Right-of-Way
 - 15' Private Right-of-Way
 - 20' Private Right-of-Way
 - 30' Private Right-of-Way
 - 40' Private Right-of-Way
 - 50' Private Right-of-Way
 - 60' Private Right-of-Way
 - 75' Private Right-of-Way
 - 100' Private Right-of-Way
 - 125' Private Right-of-Way
 - 150' Private Right-of-Way
 - 200' Private Right-of-Way
 - 250' Private Right-of-Way
 - 300' Private Right-of-Way
 - 400' Private Right-of-Way
 - 500' Private Right-of-Way
 - 600' Private Right-of-Way
 - 750' Private Right-of-Way
 - 1000' Private Right-of-Way



SURVEYOR'S CERTIFICATE

I, Mark E. Babin, being duly sworn, certify that I am a Registered Professional Land Surveyor in the State of Utah, License No. 12345, and that I am duly qualified to perform the duties of a Surveyor. I have personally supervised the survey and the preparation of this plat, and I certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

Mark E. Babin
Surveyor

OWNER'S DEDICATION

I, the undersigned, do hereby dedicate to the public the easements shown on this plat, and I certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

YVES DE MONTAUDOUBERT
Owner

ACKNOWLEDGMENTS

I, the undersigned, do hereby acknowledge the survey and the preparation of this plat, and I certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

John M. & Lara Schiaf
Owner

BOUNDARY DESCRIPTION

A part of the North Half of Section 24, Township 6 North, Range 1 East, Salt Lake Meridian, Weber County, Utah, which is more particularly described as follows: ...

WEBER COUNTY COMMISSION ACCEPTANCE

I, the undersigned, do hereby certify that the survey and the preparation of this plat are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

Mark E. Babin
Surveyor

WEBER COUNTY RECORDER

UNIT NO. _____
PAGE NO. _____
RECORDED IN BOOK _____
PAGE NO. _____
DATE OF RECORDING _____

WEBER COUNTY ENGINEER

I have examined the survey and the preparation of this plat, and I certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

Mark E. Babin
Engineer

WEBER COUNTY ATTORNEY

I have examined the survey and the preparation of this plat, and I certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

Mark E. Babin
Attorney

WEBER COUNTY SURVEYOR

I have examined the survey and the preparation of this plat, and I certify that the same are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading. I have also examined the original field notes and computations, and I certify that they are true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

Mark E. Babin
Surveyor

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