



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Booth Subdivision (an amended subdivision plat) and the vacation of a portion of Dave Booth Subdivision.

Agenda Date: Tuesday, July 30, 2013

Applicant: Dave Booth

File Number: UVB 060513 and SUBVAC 2013-08

Property Information

Approximate Address: 5878 Snowbasin Road

Project Area: 7.6 Acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-035-0073, 20-035-0074

Township, Range, Section: T6N, R1E, Section 23

Adjacent Land Use

North:	Forest	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 Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)

Background

The applicant is requesting final approval of Booth Subdivision (an amended subdivision plat) and a recommendation for the vacation of a portion of Dave Booth Subdivision. A part of Dave Booth Subdivision was sold to an adjacent property owner and an amended subdivision process is required to bring the lot back into compliance with County Subdivision Codes. The amended subdivision is a combination of a portion of the original Dave Booth Subdivision and adjacent property owned by the applicant. The new lot configuration complies with County Subdivision and Zoning Codes. The lot has an existing dwelling, culinary water is provided by a private well, and wastewater disposal is provided by a private septic tank. All required improvements were installed previously.

As part of the amended subdivision process the portion of Dave Booth Subdivision still owned by the applicant will be vacated. 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. In this case, the portion of Dave Booth Subdivision that is not owned by the applicant will not be vacated. It will be vacated when it is included as part of a future subdivision.

Summary of County Commission Considerations

- Does this amended subdivision comply with the applicable County Land Use Code requirements?

Conformance to the General Plan

The amended subdivision and proposed lot vacation meet the applicable requirements of the Weber County Land Use Code and conform to the General Plan.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended final approval of Booth Subdivision and the vacation of a portion of Dave Booth Subdivision on June 25, 2013.

Staff Recommendation

Staff recommends final approval of Booth Subdivision based on its compliance with the County Land Use Code and the Ogden Valley General Plan. Staff also recommends that the portion of Dave Booth Subdivision owned by the applicant be vacated.

Exhibits

- A. Booth Subdivision (amended plat)
- B. Dave Booth Subdivision (to be vacated)
- C. Ogden Valley Planning Commission minutes – June 25, 2013
- D. Vacation Ordinance – Dave Booth Subdivision

Map 1

