



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 Booth Subdivision (an amended subdivision plat) and the vacation of Dave Booth Subdivision.

Agenda Date: Tuesday, June 25, 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 Dave Booth Subdivision. A portion 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 consists 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 Dave Booth Subdivision 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. The Ogden Valley Planning Commission will make a recommendation to the County Commission regarding the subdivision vacation.

Summary of Planning 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.

Conditions of Approval

- Meeting the requirements of applicable County review agencies.

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 Dave Booth Subdivision be vacated.

Exhibits

- Booth Subdivision (amended plat)
- Dave Booth Subdivision (to be vacated)

Map 1

