



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to vacate Lots 4 and 5 of The Sanctuary.
Agenda Date:	Tuesday, April 29, 2014
Applicant:	Tim Charlwood
File Number:	SUBVAC 2014-01

Property Information

Approximate Address:	1500 North Maple Drive; Huntsville UT
Project Area:	160+ acres
Zoning:	Forest (F-40) Zone
Existing Land Use:	Recreational Residential
Proposed Land Use:	Recreational Residential
Parcel ID:	21-126-0004 & 21-126-0005
Township, Range, Section:	T6N, R2E, Section 3 & 4

Adjacent Land Use

North:	Recreational Residential	South:	Forest Land
East:	Forest Land	West:	Recreational Residential

Staff Information

Report Presenter:	Steve Parkinson sparkinson@co.weber.ut.us 801-399-8768
Report Reviewer:	JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The applicant/owner is requesting the vacation of Lots 4 and 5 of The Sanctuary in conjunction with an amended subdivision plat. The amended subdivision application will be processed administratively as a "small subdivision", but the proposed vacation requires a recommendation from the Planning Commission to the County Commission. The subdivision lot vacation process officially removes from record the existing legal description 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 description. The Ogden Valley Planning Commission unanimously recommended approval of the vacation on April 22, 2014.

Summary of Planning 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 the vacation on April 22, 2014.

Staff Recommendation

Staff recommends approval of vacating Lots 4 and 5 of The Sanctuary.

Exhibits

- A. Lots 4 and 5 of The Sanctuary (to be vacated)
- B. The Sanctuary 1st Amendment Plat
- C. Draft Vacation Ordinance

Location Map

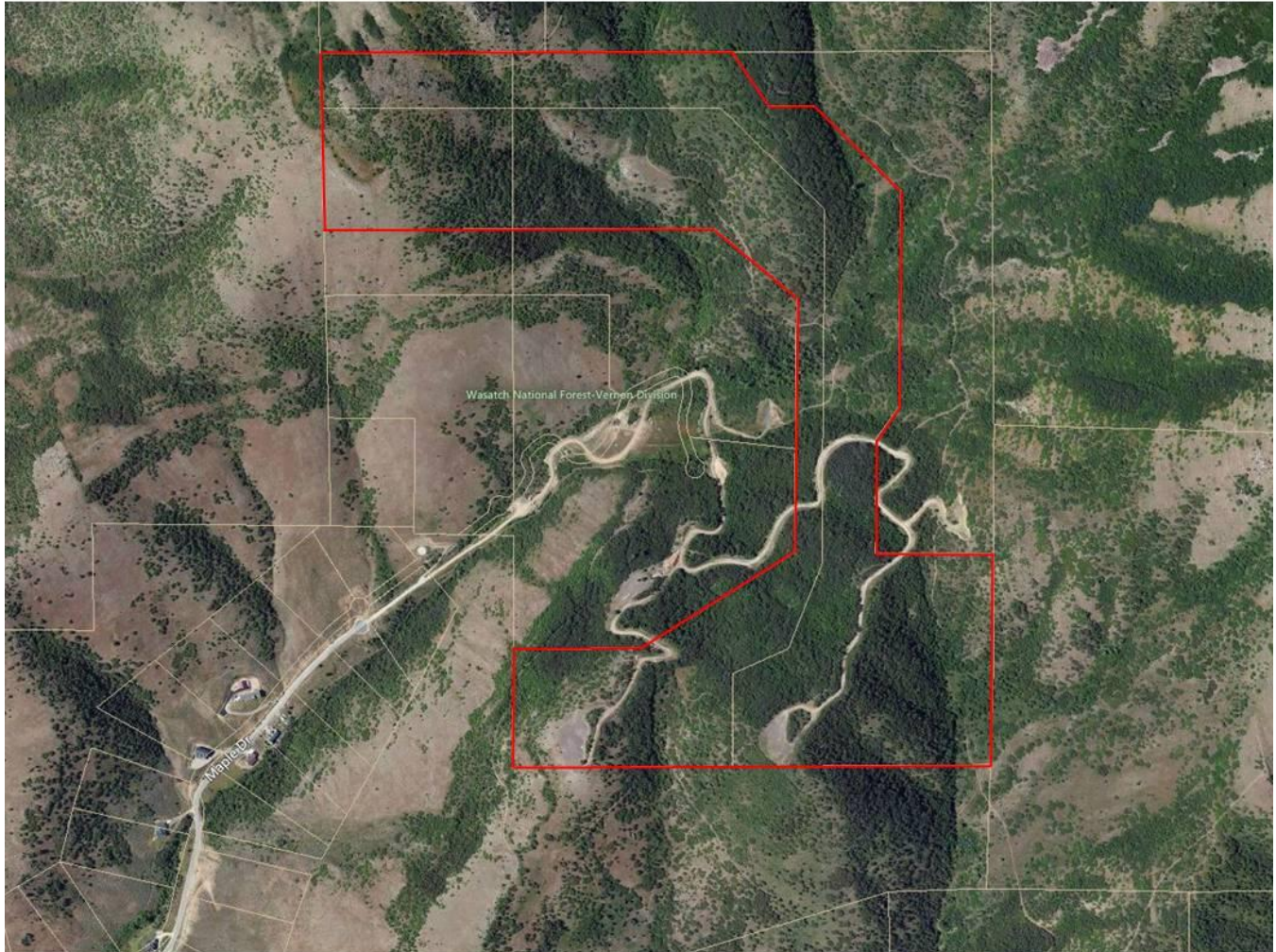


Exhibit A - Lots 4 and 5 of The Sanctuary Subdivision (to be vacated)

↘ Outline of Lots 4 and 5

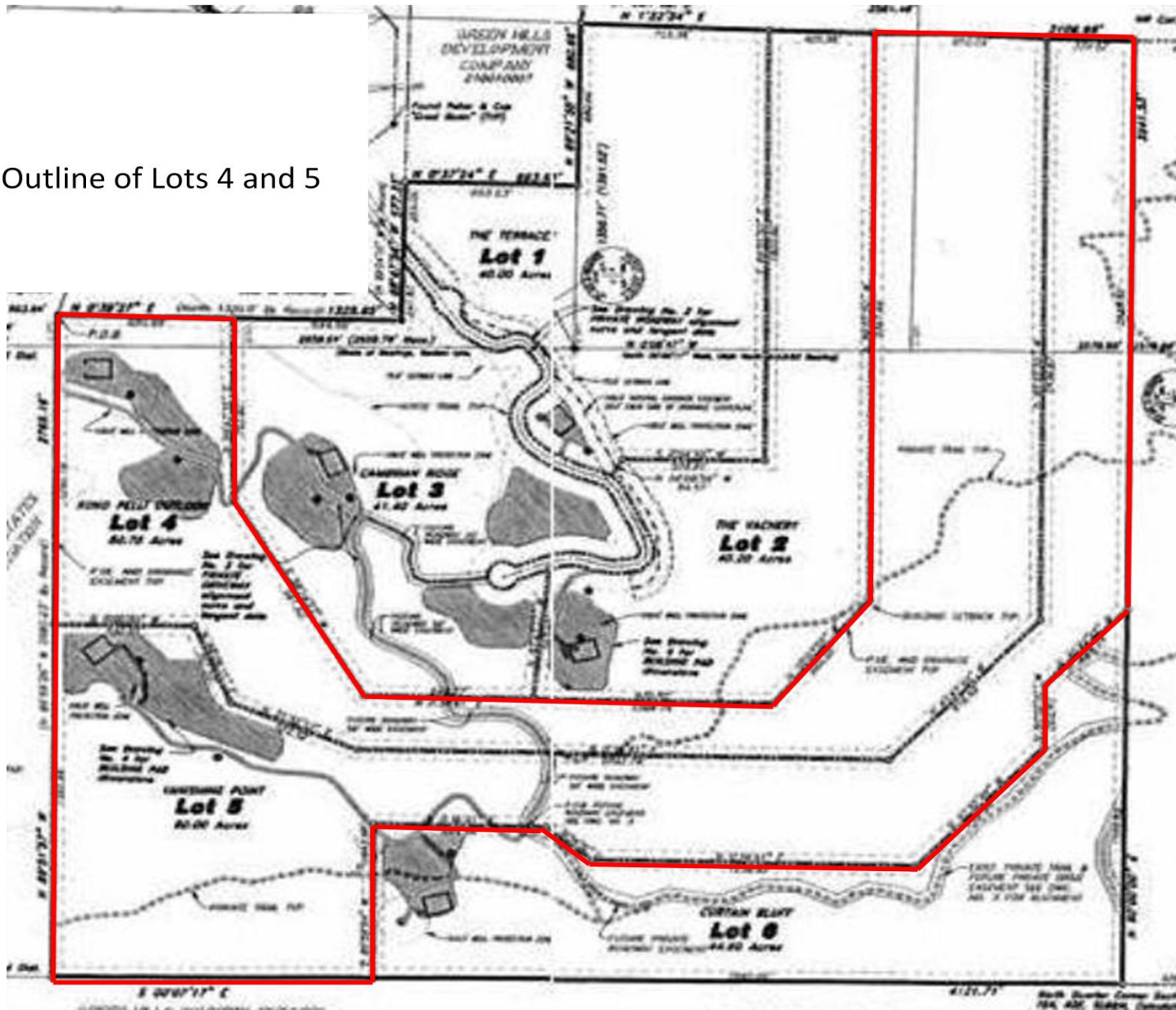


Exhibit B - The Sanctuary 1st Amendment Subdivision Plat

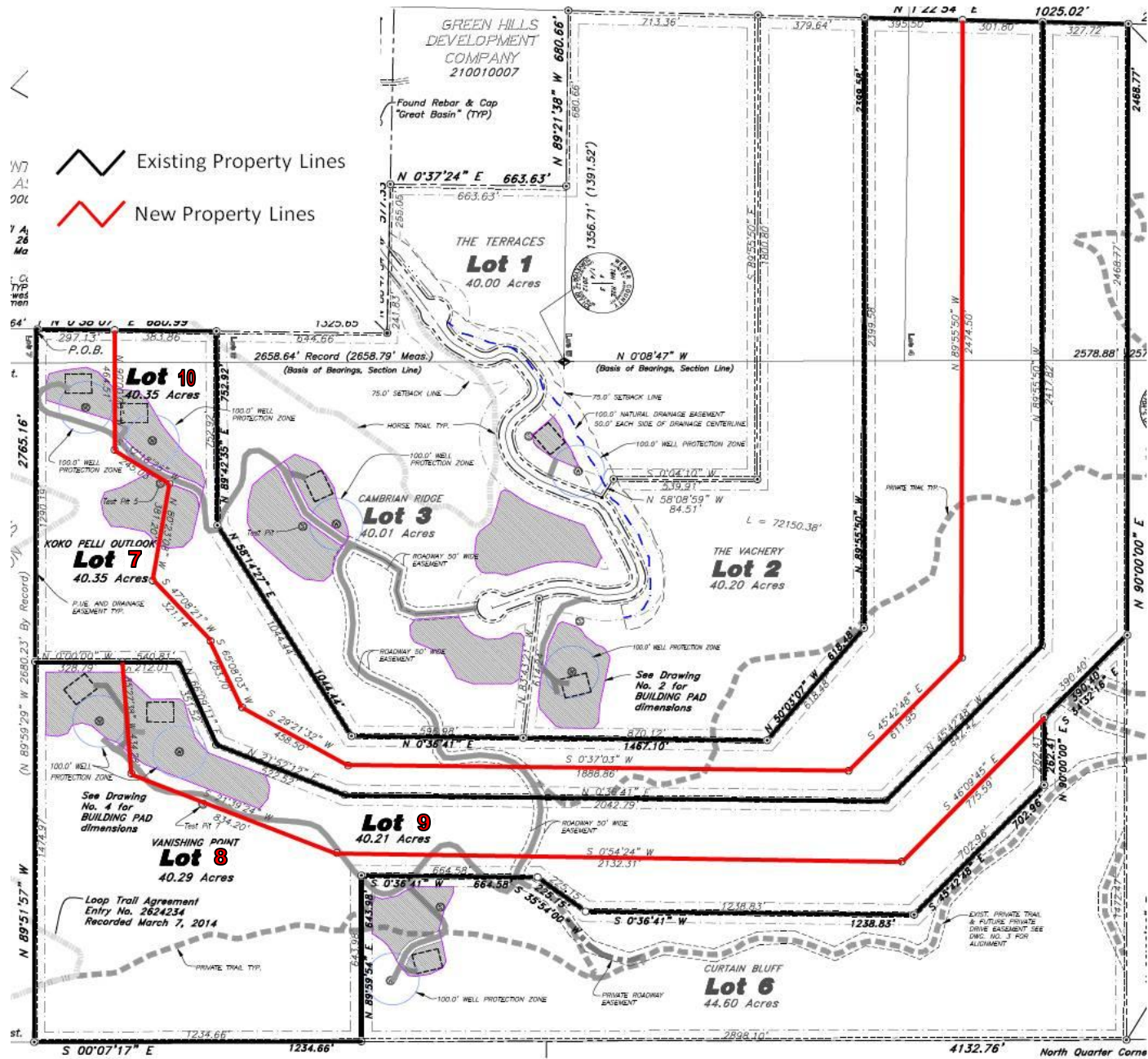


Exhibit C – Draft Vacation Ordinance

Ordinance No. _____

An Ordinance of Weber County vacating Lots 4 and 5 of The Sanctuary including all public utility easements

Whereas, Tim Charlwood, has petitioned to vacate Lots 4 and 5 of The Sanctuary located in Weber County, Utah; and

Whereas, the aforementioned owner of said property desires a change in his property boundary by dividing Lots 4 and 5 of The Sanctuary (161.2 acres) into four (4) lots consisting of at least 40 acres each; and

Whereas, the amended subdivision will be known as The Sanctuary 1st Amendment; and

Whereas, a public hearing was held by the Ogden Valley Planning Commission on April 22, 2014, after meeting applicable notice requirements; and

Whereas, no public comments were made during the public hearing held by the Ogden Valley Planning Commission on April 22, 2014; and

Whereas, the Ogden Valley Planning Commission unanimously recommended approval of the vacation of Lots 4 and 5 of The Sanctuary; and

Whereas, the Weber County Board of County Commissioners considered the vacation of Lots 4 and 5 of The Sanctuary in a public meeting on April 29, 2014; and

Whereas, the vacation of Lots 4 and 5 of The Sanctuary will not affect the general welfare, safety, health and convenience of the residents of the County;

Now Therefore, the Weber County Board of Commissioners, ordains and vacates the following:

All of Lots 4 and 5 of The Sanctuary including all public utility easements

Adopted and Ordered published this ____ day of _____, 2014 by the Weber County Board of Commissioners

Commissioner Gibson	Voting _____
Commissioner Bell	Voting _____
Commissioner Zogmaister	Voting _____

Kerry W. Gibson, Chair

ATTEST:

Ricky Hatch, CPA Weber County Clerk/Auditor