



# Staff Report to the Ogden Valley Planning 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 Subdivision including all public utility easements.

**Agenda Date:** Tuesday, April 22, 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

<b>North:</b>	Recreational Residential	<b>South:</b>	Forest Land
<b>East:</b>	Forest Land	<b>West:</b>	Recreational Residential

### Staff Information

**Report Presenter:** Steve Parkinson  
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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 Sanctuary 1st Amendment (Lots 4, 5, 7, and 8) is an amended subdivision which is replacing Lots 4 and 5 in The Sanctuary Subdivision. The purpose of the amendment is to create two (2) additional lots. All four (4) lots will meet the minimum lot area requirements of the F-40 Zone. Currently Lots 4 and 5 are vacant and creating two (2) additional lots will not cause any additional issues. All of the lots will have water provided by individual wells and individual septic tanks for wastewater treatment.

As part of the subdivision amendment process, Lots 4 and 5 of The Sanctuary, including the public utility easements, will be vacated. The amended subdivision plat showing the new lots and public utility easements will then be recorded. A recommendation from the Planning Commission to the County Commission is required for these lot vacations to occur. The lot vacation process officially removes from record the existing legal descriptions of the lots that are being replaced by the amended subdivision. This process helps keep the chain of title clear and helps prevent errors.

## Summary of Planning Commission Considerations

- Does the subdivision meet the applicable requirements of the Weber County Land Use Code?

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, 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 the request to vacate Lots 4 and 5 of The Sanctuary Subdivision including all public utility easements.

## Exhibits

- A. The Sanctuary Subdivision Plat
- B. The Sanctuary 1<sup>st</sup> Amendment Subdivision Plat

## Location Map





