



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** A public hearing to consider and take action on a request to vacate 10 foot public utility easements, located along the west and north boundaries of lot 4, Cameron Crossing Subdivision.

**Agenda Date:** Tuesday, December 13, 2022

**Applicant:** Thomas Wight, Owner

**File Number:** VAC 2022-01

### Property Information

**Approximate Address:** 3992 W 2775 W, UT, 84401

**Project Area:** 1.16 acres

**Zoning:** A-1 Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 15-665-0004

**Township, Range, Section:** T6N, R2W, Section 28 Qtr Section 28 SW

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> 2275 South Street
<b>East:</b> Residential	<b>West:</b> Residential/Irrigation Ditch

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@webercountyutah.gov  
801-399-8794

**Report Reviewer:** SB

## Background and Summary

The applicant has requested to vacate ten foot public utility easements located along the east, west, and north boundaries of lot 4, Cameron Crossing Subdivision. **Engineering has approved to vacate the easements along the north and west boundaries only.** Given that the front yard setback for an accessory structure is thirty feet, the side yard setbacks are ten and fourteen feet, and the rear setback for an accessory building is 1 foot, in this zone, the proposed vacation will allow six more feet of area, along the rear boundary, for the owner to use for installation of a shed 3' from their rear lot boundary.

## Summary of County Commission Considerations

The County Commission will need to determine if there will be any detrimental impacts caused by vacating the proposed public utility easements. Utah Code §17-27a-609.5 states that *"The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:*

- (a) good cause exists for the vacation; and*
- (b) the public interest or any person will not be materially injured by the proposed vacation.*

## Conformance to the General Plan

Vacating the identified easements is not anticipated to have a negative effect the West Central Weber General Plan.

## Staff Recommendation

Staff recommends approval of the request to vacate the ten-foot public utility easements **along the northern and western boundaries only.** This recommendation for approval is subject to all review agency requirements.

The recommendation is based on the following findings:

1. Vacating the proposed public utility easement will not have a negative effect on the Ogden Valley General Plan.
2. Based on the proposed subdivision amendment, good cause exists to vacate the easement.
3. The public interest or any person will not be materially injured by the proposed vacation.

## Exhibits

- A. Easement Vacation Application with Narrative
- B. Proposed Vacation Ordinance

## Location Map



# Exhibit A – Easement Vacation Application with Narrative

## Wight-Thomas -Vacations

[+ Add Follower](#)[✎ Change Status](#)[✎ Edit Project](#)

**Address:** 3992 w 2275 s, Ogden, UT, 84401  
**Maps:** [County Map](#), [Google Maps](#)  
**Project Type:** Vacations  
**Sub Type:** Vacations  
**Created By:** TJ Wight  
**Created On:** 5/11/2022  
**Project Status:** Accepted  
**Status Date:** 5/25/2022  
**File Number:** VAC 2022-01  
**Project Manager:** Tammy Aydelotte

[Application](#)[Documents 2](#)[Comments 2](#)[Reviews 3](#)[Followers 7](#)[History](#)[Payments 1](#)

### Application

[+ Add Building](#)[+ Add Parcel](#)[+ Add a Contractor](#)[✎ Edit Application](#)[Print](#)

#### Project Description

I live in Taylor in Cameron Crossing and plan to build a pole barn. I currently have a 10' easement around my property the developer put on the plat for some reason. There are no utilities, drainage systems or anything else that would require the 10' easement. I need it vacated so I can have my barn 3' off property line, not 10'.

#### Property Address

3992 w 2275 s  
Ogden, UT, 84401

#### Property Owner

Thomas Wight  
801-815-2009  
tandkwight@gmail.com

#### Representative

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#### Accessory Dwelling Unit

False

#### Current Zoning

A-1

#### Subdivision Name

Cameron Crossing

#### Number of Lots

#### Lot Number

4

#### Lot Size

1.16

#### Frontage

164.89

#### Culinary Water Authority

Taylor-West Weber Water District

#### Secondary Water Provider

Hooper Irrigation Company

#### Sanitary Sewer Authority

Central Weber Sewer

#### Nearest Hydrant Address

3992 w 2275 s

#### Signed By

Owner, Thomas Judd Wight

**Exhibit B – Proposed Vacation Ordinance**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF WEBER COUNTY VACATING  
A PUBLIC UTILITY EASEMENT IN THE WILLOW GREENE ESTATES SUBDIVISION**

**WHEREAS**, the Owner has filed a petition to vacate a ten-foot public utility easements along the north and west property lines of lot 4, Cameron Crossing Subdivision, as described in Exhibit A of this ordinance; and

**WHEREAS**, after providing proper public notice, a public hearing was held before the Weber County Commission on \_December 13, 2022, regarding the vacation of the public utility easement; and

**WHEREAS**, Weber County’s Engineering Department has been notified and has provided written approval of the vacation of the portion of the public utility easement; and

**WHEREAS**, the Commission finds that good cause exists to vacate the public utility easement, and that it will not substantially affect the Ogden Valley General Plan, and that neither the public interest nor any person will be materially injured;

**NOW THEREFORE**, the Board of County Commissioners of Weber County vacates the portion of public utility easement, as described in Exhibit A of this ordinance.

Adopted and ordered published this 13<sup>th</sup> day of December, 2022.

Weber County Commission

By \_\_\_\_\_

Scott Jenkins, Chair

Commissioner Jenkins Voted \_\_\_\_\_

Commissioner Froerer Voted \_\_\_\_\_

Commissioner Harvey Voted \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Ricky Hatch, CPA

Weber County Clerk

## Exhibit A

The ten foot public utility easements located along the northern and western property lines of Lot47, Cameron Crossing Subdivision less and excepting any portion lying within the 10 foot public utility easement running along the south and east portion of said lot.