

STAFF REPORT

Proposal: A petition to change the Roylance Farms Phase 2 Planned Residential Unit Development by eliminating some of the common areas and adding it to some of the lots in the subdivision.

The proposal is to eliminate common areas that exist surrounding the existing lots which are only, at present, the home dimensions and identified common area behind lots 68-71. It is also proposed to absorb a proposed park into lots 72, 76 and 79; add common area to lots 78, 79-84. Also add common area to a lot in Roylance Farms Subdivision phase 3, give lots 400 and 402 to North Ogden City and add Parcel 401 to Lot 25. A lot line adjustment between lots 38 and 39 is also proposed. The only remaining common area in this phase will be on the south boundary between lots 67-68 and 33-34 and the storm water detention basin at the northwest corner of the subdivision.

The Association has also submitted a signature page with all the lot owners signature blocks so each owner in this phase approves the changes.

The staff approves of the proposal as long as the owners provide funding for the development and maintenance of the park area and the storm water basin on the west adjacent lot 58. It will also be necessary to pass an ordinance vacating the existing subdivision and recording the new plat immediately after the vacating ordinance is passed.

The City Council may approve the re-subdivision of the Roylance Farms Phase 2 and withhold the recording of this re-subdivision until the vacating ordinance is prepared and passed.