



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of a Building Parcel Designation for lots 12 and 13 of the Pineview West Subdivision.

**Type of Decision:** Administrative

**Applicant:** Michael H. Roundy

**File Number:** BPD 2019-01

### Property Information

**Approximate Address:** 559 N 5150 E., Eden, UT, 84310

**Project Area:** 2.57 acres

**Zoning:** Forest Valley (FV-3) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 20-046-0005 & 20-046-0006

**Township, Range, Section:** Township 7 North, Range 3 East, Section 10 SE

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> N Radford Ln	<b>West:</b> Vacant Residential

### Staff Information

**Report Presenter:** Tammy Aydelotte  
taydelotte@co.weber.ut.us  
801-399-8794

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Zone (FV-3)
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Section 33, Building Parcel Designation
- Title 106, Chapter 2, Subdivisions, Section 4, Lot Development Standards

## Summary and Background

The applicant is requesting approval of a Building Parcel Designation to combine two adjacent lots (Lots 12 and 13 of the Pine View West Subdivision No. 2). The purpose of the request is to allow for the construction of a pole barn on a currently vacant lot. The request meets the standards of the Uniform Land Use Code of Weber County, Utah (LUC) for a building parcel designation. The following is staff's evaluation of the request.

## Analysis

**General Plan:** The Ogden Valley General Plan states the Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. (see page 18-21 of the 2016 Ogden Valley General Plan).

**Zoning:** Single Family Dwellings and their accessory buildings are a permitted use in the FV-3 zone.

The Building Parcel Designation will recognize Lots 12 and 13 as one lot for building purposes; the combined lots will contain approximately 2.57 acres. The original lot lines, as recorded, do not change.

The building parcel designation application meets the following standards outlined in LUC §108-7-33(b):

*A building parcel designation shall be approved provided that:*

- (1) An application shall be submitted on a form approved by the planning director;
- (2) The application shall include a copy of the subdivision plat;
- (3) All lots proposed to be combined shall be under the same ownership;
- (4) No additional lot shall be created; and
- (5) The existing lots shall conform to the current zoning.

*Existing lots that do not conform to current zoning shall require an amended subdivision plat.*

## **Staff Recommendation**

Staff recommends approval of BPD2019-01, a request for approval of a Building Parcel Designation to combine two adjacent lots (Lots 12 and 13 of the Pine View West Subdivision No. 2) to allow for the construction of a pole barn. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A land use permit is required as part of the building permit process.
2. Development shall not occur within the existing drainage easement located through the middle of lot 13.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposal complies with applicable County ordinances.
3. The lots meet the area and setback requirements of the F-40 Zone, as well as the Subdivision requirements
4. No new lots are being created and the existing lot lines are not being changed.

## **Administrative Approval**

Administrative final approval of BPD2017-01 is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: May 2, 2019

  
\_\_\_\_\_  
Rick Grover

Weber County Planning Director

## **Exhibits**

- A. Notice Of Building Parcel Designation
- B. Application
- C. Plat



Weber County

July 30th, 2019

### Notice of Building Parcel Designation

#### Legal Description

All of Lots 12 and 13, Pineview West Subdivision No. 2, Weber County, Utah.

**RE: Land Serial #'s 20-046-0005 and 20-046-0006 Notice of Building Parcel Designation**

On May 22, 2019, the Weber County Planning Division approved a Building Parcel Designation for Lots 12 and 13 of Pineview West Subdivision No. 2. A copy of the approved application signed by the Planning Director is attached.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Steve Burton, Principal Planner  
Weber County Planning Division

STATE OF UTAH )

COUNTY OF WEBER )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared  
before me \_\_\_\_\_ the signer(s) of the foregoing instrument,  
who duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at:

**Exhibit B - Application**

**Weber County Building Parcel Designation Application**

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed 4-10-2019	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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**Property Owner Contact Information**

Name of Property Owner(s) MICHAEL H. ROUNDY		Mailing Address of Property Owner(s) P.O. Box 563 EDEN UT 84310	
Phone 801 888 4417	Fax —	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) Bplevi@Relia.net			

**Authorized Representative Contact Information**

Name of Person Authorized to Represent the Property Owner(s) MICHAEL H. ROUNDY		Mailing Address of Authorized Person P.O. Box 563 EDEN UT 84310	
Phone	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) Bplevi@Relia.net			

**Property Information**

Subdivision Name RADFORD HILLS	Lot Numbers 12 & 13	Land Serial Number(s) 200460005 200460006
Approximate Address 559 N. 5150 E.	Total Acreage 2.57	Current Zoning FV3

**Project Narrative**  
 HOUSE EXISTS ON 200460005  
 DESIRE TO BUILD 25x40' POLE BARN ON 200460006  
 200460006 where Building is desired is fairly flat  
 BUT IS NEAR RATTLESNAKE CREEK INTERMITTANT DRAINAGE.  
 200460005 IS INAPPROPRIATE TO BUILD DUE SOIL & SLOPE  
 CONDITIONS WHICH DON'T APPLY TO ADJACENT VACANT PROPERTY.  
 I UNDERSTAND A 50' setback required from high water  
 mark of the drainage.

**Property Owner Affidavit**

I (We) the undersigned owner(s) of Lots 12 and 13 in the Rancho Hills Subdivision, an approved and recorded subdivision of Weber County, Utah, hereby petition Weber County to designate the above referenced lots as a single building parcel of Weber County.

I/We further stipulate that the street on which these lots abut has been improved to meet the current requirements of Weber County and once the lots are combined, cannot be separated unless both parcels and structures meet all applicable ordinances, and the building parcel designation agreement is vacated. Where lots are non-conforming due to a change in zoning refer to §108-12 of the Uniform Land Use Code of Weber County, UT.

Nachl H. Combs

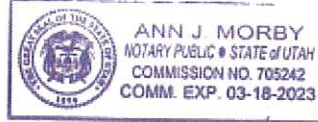
Property Owner

Property Owner

Subscribed and sworn to me this 10 day of April, 2019

Ann J. Morby

Notary



**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Notary

**Planning Director Approval**

This is to certify that this petition was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ designating Lots \_\_\_\_\_ and \_\_\_\_\_ in the \_\_\_\_\_ Subdivision as a single building parcel.

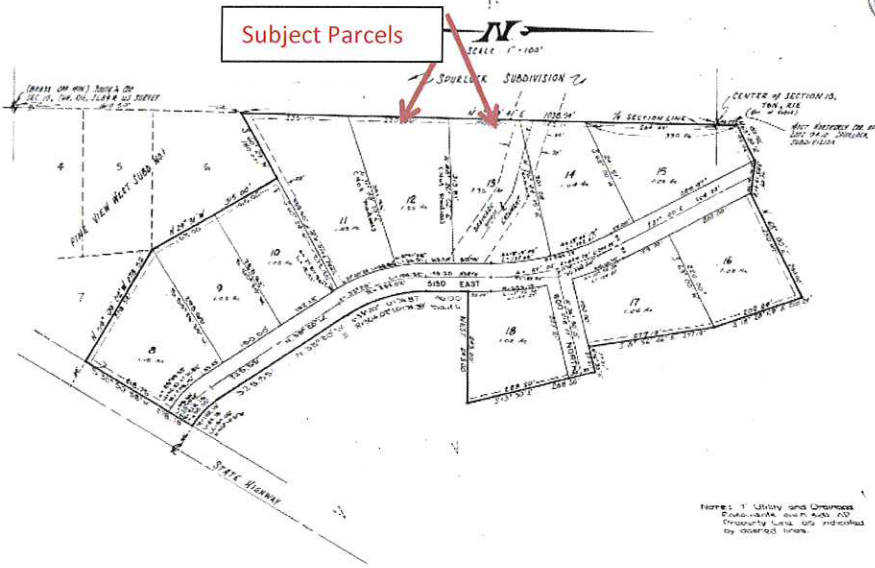
\_\_\_\_\_  
Planning Director

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# PINE VIEW WEST SUBDIVISION NO. 2

A PART OF THE EAST 1/2 OF SECTION 10, T6N, R1E, SLB8M U.S. SURVEY  
WEBER COUNTY, UTAH

Subject Parcels



**COUNTY ATTORNEY**  
I have examined the proposed plat and the raw land subdivision as well as my records and compare with the county records and find that the same are correct and conform to the laws of the State of Utah.

Gerald H. Engstrom  
1972  
County Attorney

**COUNTY ENGINEER**  
I hereby certify that I have carefully examined the raw land survey of the above described property and find that the same are correct and conform to the laws of the State of Utah.

Paul W. Egan  
1972  
County Engineer

**COUNTY APPROVAL**  
This is to certify that the plat and description of this plat were prepared and approved by the county engineer on this day of April, 1972.

Edna S. Johnson  
County Clerk

**SURVEYOR'S CERTIFICATE**  
I, Jay B. Anderson, a registered land surveyor in the State of Utah, do hereby certify that the plat and raw land subdivision herein shown is correct and conforms to the laws of the State of Utah. The plat and raw land subdivision herein shown is a true and correct representation of the land shown and is based on the survey made on the ground. Witness my hand and seal of office at Ogden, Utah, this 27th day of April, 1972.

Jay B. Anderson  
1972  
Surveyor

**OWNER'S DEDICATION**  
We the undersigned owners of the portion described tract of land, hereby set apart and dedicate to the public use and purpose, the portion of said tract of land described on sheets of maps to be filed in the public trust and for the use and purpose of the public.

Eugene Edward Radford  
Milred J. Radford  
1972

**AGENCY**  
Gerald H. Engstrom  
1972

**A PARTNERSHIP**  
N. W. Leatham  
1972

**ACKNOWLEDGEMENT**  
State of Utah  
County of Weber  
On the 27th day of April, 1972, personally appeared before me, the undersigned Justice of the Peace, the parties of the above plat, to-wit: Eugene Edward Radford and Milred J. Radford, who being duly sworn and acknowledged to me, they signed a certain and voluntary deed for the purpose therein mentioned.

Gerald H. Engstrom  
1972  
Justice of the Peace

**BOUNDARY DESCRIPTION**  
A PART OF THE EAST 1/2 OF SECTION 10, T6N, R1E, SLB8M U.S. SURVEY  
BEING THE EAST 1/2 OF SECTION 10, T6N, R1E, SLB8M U.S. SURVEY  
BEING THE EAST 1/2 OF SECTION 10, T6N, R1E, SLB8M U.S. SURVEY  
BEING THE EAST 1/2 OF SECTION 10, T6N, R1E, SLB8M U.S. SURVEY

**WEBER COUNTY PLANNING COMMISSION**  
Approved by the Planning Commission on this day of April, 1972.

James H. Johnson  
Chairman

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