



# 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 31, 32, and 33 of the Weber Industrial Park Plat B.

**Type of Decision:** Administrative

**Applicant:** Tad Hegsted

**File Number:** BPD 2019-04

### Property Information

**Approximate Address:** 1300 W 2150 N, Ogden

**Project Area:** 12.81

**Zoning:** Manufacturing (M-1) Zone

**Existing Land Use:** Vacant

**Proposed Land Use:** Manufacturing

**Parcel ID:** 19-064-0011, -0012, -0013

**Township, Range, Section:** Township 7 North, Range 2 West, Section 36

### Adjacent Land Use

<b>North:</b> Manufacturing	<b>South:</b> Manufacturing
<b>East:</b> Manufacturing	<b>West:</b> Manufacturing

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 22, Manufacturing (M-1) Zone
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Section 33, Building Parcel Designation

## Summary and Background

The applicant is requesting approval of a Building Parcel Designation to combine three adjacent lots of the Weber Industrial Park Plat B. The purpose of combining the three lots is to allow the construction of a manufacturing building over intersecting lot lines.

## Analysis

The Building Parcel Designation will recognize Lots 31, 32, and 33 as one lot for building purposes; the combined lots will contain approximately 12.81 acres, and there are no easements located along the boundary line between the three parcels. 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 BPD2019-04. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A design review approval and land use permit is required as part of the building permit process.

This recommendation is based on the following findings:

1. The proposal complies with applicable County ordinances.

## Administrative Approval

Administrative final approval of BPD2019-04 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.

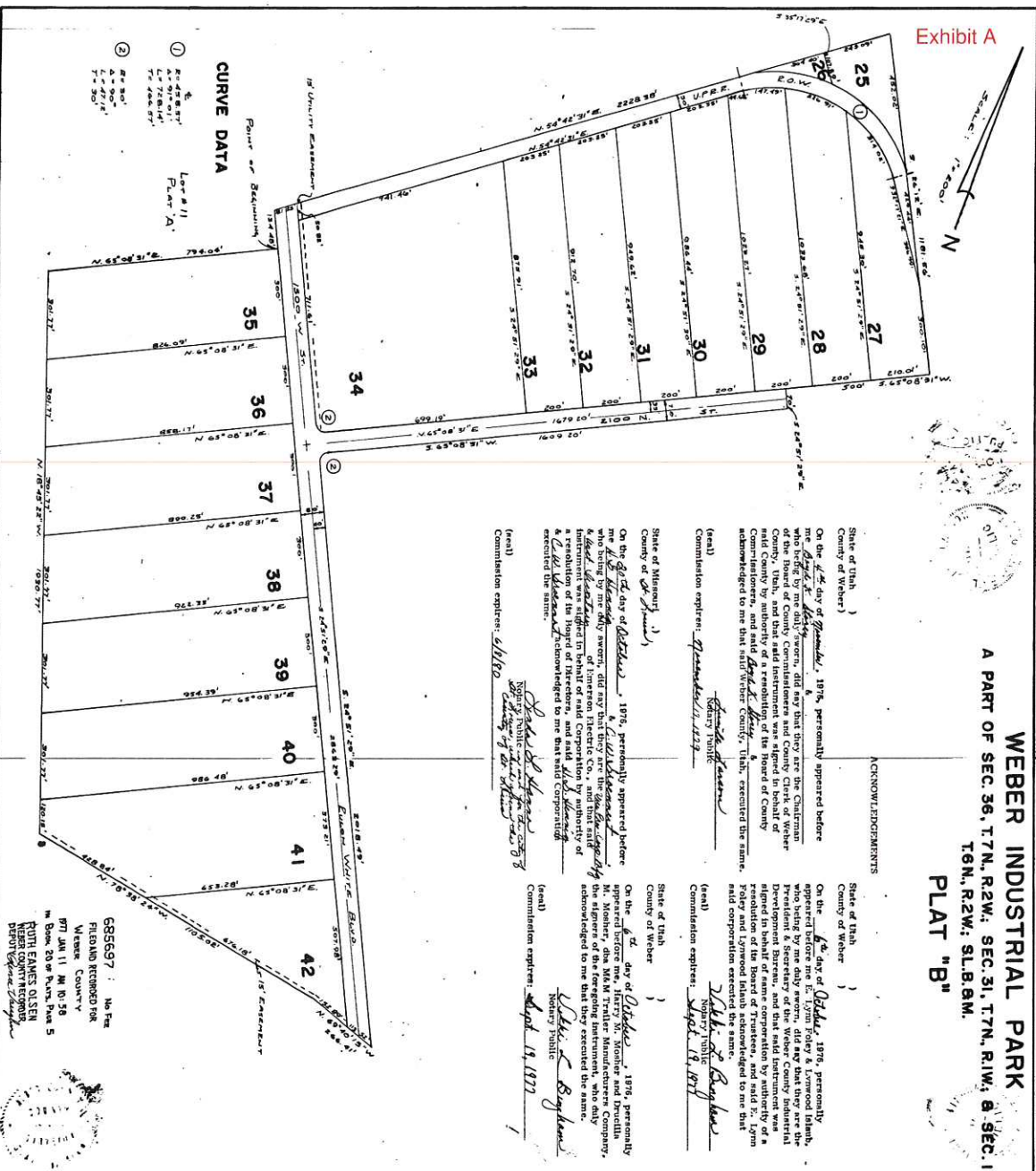
Date of Administrative Approval: September 26, 2019

  
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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Plat

Exhibit A



CURVE DATA

- ① R.C. 111
- ② R.C. 111

**WEBER INDUSTRIAL PARK**  
 A PART OF SEC. 36, T.7N, R.2W; SEC. 31, T.7N, R.1W; & SEC. 1,  
 T.6N, R.2W; S.L.B.9M.  
**PLAT "B"**

ACKNOWLEDGEMENTS

State of Utah )  
 County of Weber )  
 On the 4th day of March, 1978, personally appeared before me Robert E. Johnson, a registered professional engineer in the State of Utah, who being by me duly sworn, did say that they are the Chairman of the Board of County Commissioners and County Clerk of Weber County, Utah, and that they are the duly authorized representatives of the Board of County Commissioners and County Clerk of Weber County, Utah, and that they have read and approved the foregoing plat and the same is correct and true to the best of their knowledge and belief.

State of Missouri )  
 County of St. Charles )  
 On the 21st day of March, 1978, personally appeared before me John F. Johnson, a registered professional engineer in the State of Missouri, who being by me duly sworn, did say that they are the President & Secretary of the Weber County Industrial Park, Inc., a corporation organized under the laws of the State of Missouri, and that they are the duly authorized representatives of the Weber County Industrial Park, Inc., and that they have read and approved the foregoing plat and the same is correct and true to the best of their knowledge and belief.

State of Utah )  
 County of Weber )  
 On the 1st day of October, 1978, personally appeared before me John F. Johnson, a registered professional engineer in the State of Utah, who being by me duly sworn, did say that they are the President & Secretary of the Weber County Industrial Park, Inc., a corporation organized under the laws of the State of Utah, and that they are the duly authorized representatives of the Weber County Industrial Park, Inc., and that they have read and approved the foregoing plat and the same is correct and true to the best of their knowledge and belief.

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585697 No Fee  
 FILED RECORD FOR  
 WEBER COUNTY  
 07/11/78  
 JOHN F. JOHNSON  
 REGISTERED PROFESSIONAL ENGINEER  
 DEPT. OF PUBLIC WORKS

OWNER'S DECLARATION  
 We the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name the same Weber County Industrial Park - Plat "B" and hereby dedicate to Weber County, Utah, all public thoroughfares, streets, easements, and other public utility and drainage easements for public utility and drainage purposes as shown hereon, the same to be used as authorized, maintained, and operated by Weber County, Utah, and that the same may be sold or otherwise disposed of by Weber County, Utah, and that the same shall be subject to the same laws and regulations as may be applicable to the same.

WEBER COUNTY, UTAH  
 By Robert E. Johnson  
 Chairman  
 Board of County Commissioners

WEBER COUNTY INDUSTRIAL DEVELOPMENT DISTRICT  
 By John F. Johnson  
 President

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