



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 140 and 141 of the Sheep Creek Cluster Subdivision Phase 4.

Type of Decision: Administrative

Applicant: Susann Smith & Mary Hardy

File Number: BPD 2019-03

Property Information

Approximate Address: 4853 Abbey Way, Eden, UT, 84310

Project Area: 0.95 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-255-0022 & 22-255-0023

Township, Range, Section: Township 7 North, Range 1 East, Section 32 SE

Adjacent Land Use

North: Residential	South: Residential
East: Abbey Way	West: HOA Open Space

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 6, Agricultural Valley Zone (AV-3)
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Section 33, Building Parcel Designation
- Title 108, Chapter 3, Cluster Subdivisions, Section 7, Lot Development Standards

Summary and Background

The applicant is requesting approval of a Building Parcel Designation to combine two adjacent lots (Lots 140 and 141 of the Sheep Creek Cluster Subdivision Phase 4). The purpose of the request is to allow for the construction of garage on a currently vacant lot which will be combined with an adjacent lot that has a single-family dwelling. 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 AV-3 zone.

The Building Parcel Designation will recognize Lots 140 and 141 as one lot for building purposes; the combined lots will contain approximately 0.95 acres, and there are no easements located along the boundary line between the two 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 BPD2019-03, a request for approval of a Building Parcel Designation to combine two adjacent lots (Lots 140 and 141 of the Sheep Creek Cluster Subdivision Phase 4) to allow for the construction of a single family residence and a garage on one lot. 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.

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 AV-3 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 BPD2017-03 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: September 17, 2019



Rick Grover
Weber County Planning Director

Exhibits

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

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 <i>8/5/19</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) <i>Susann Smith Mary Hardy</i>		Mailing Address of Property Owner(s) <i>4853 Abbey Way Eden UT 84310</i>	
Phone <i>435 229-2570</i>	Fax		
Email Address (required) <i>MaryHardy1@msn.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address (required)		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Subdivision Name <i>Sheep Creek cluster phase 4</i>	Lot Numbers <i>141 & 140</i>	Land Serial Number(s) <i>22-255-0022 22-255-0023</i>	
Approximate Address <i>4667 & 4675 Abbey Way Eden UT</i>	Total Acreage <i>.95 acre</i>	Current Zoning <i>Residential</i>	
Project Narrative <i>Combining 2 parcels for building purposes.</i>			

Property Owner Affidavit

I (We) the undersigned owner(s) of lots _____ and _____ in the _____ Subdivision, an approved and recorded subdivision of Weber County, Utah, hereby petition Weber County to designate the above referenced lots 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 c the Uniform Land Use Code of Weber County, UT.

Susann Smith Property Owner *Mary Hardy* Property Owner

Subscribed and sworn to me this 8 day of August, 2019.

[Signature] Notary



STATE OF UTAH)
) SS.
 COUNTY OF SALT LAKE)

On the 21st day of September, 2018, personally appeared before me, a Notary Public in and for said County, R. BRANDT DALEY and DIANE R. DALEY, whose names are subscribed to the instrument as party thereto, personally known to me to be the same persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.



Lynette C. Thornton
 NOTARY PUBLIC, Residing in
 Salt Lake City, UT
 My Commission Expires: 02/27/2021

Exhibit C - Plat

SHEEP CREEK CLUSTER SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
 WEBER COUNTY, UTAH
 DECEMBER, 2005

Land Use Table

TOTAL AREA	=31.22 ACRES
R.O.W.	=3.06 ACRES
NET AREA	=28.16 ACRES
COMMON AREA	=12.89 ACRES
OPEN SPACE RATIO	=47.0%
LOT TOTAL	=25 LOTS

M SHAYNE LOEWENSTEIN
 & WF SUMMER KAY

NORTHEAST CORNER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT, GOOD CONDITION

PERM. USED BY OTHERS AS THE EAST QUARTER CORNER OF SECTION 17, T.7N., R.1E., S.L.B.&M., U.S. SURVEY

M SHAYNE LOEWENSTEIN
 & WF SUMMER KAY

CACHE VALLEY
 GLASS INC.

