



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 6 and 7 of Cobblecreek Park Subdivision Phase 1.

Type of Decision: Administrative

Applicant: Chad Venable

File Number: BPD 2020-01

Property Information

Approximate Address: 5980 N 2250 E, Eden, UT 84310

Project Area: 1.89 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 16-112-0006, 16-112-0007

Township, Range, Section: Township 7 North, Range 1 West, Section 01 SE

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: 2250 East St

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6, Agricultural Valley (AV-3) 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 two adjacent lots of the Cobblecreek Park Subdivision Phase 1. The purpose of combining the two lots is to allow the construction of an outbuilding immediately adjacent to intersecting lot lines.

Analysis

The Building Parcel Designation will recognize Lots 6 and 7 as one lot for building purposes; the combined lots will contain approximately 1.89 acres, and besides a natural drain easement on lot 6, 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 BPD2020-01. This recommendation for approval is subject to all review agency requirements and with the following condition:

1. A 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 BPD 2020-01 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.

Date of Administrative Approval: September ____, 2020

Rick Grover
Weber County Planning Director

Exhibits

- A. Plat

DIVISION -

COBBLECREEK PARK SUBDIVISION - PHASE 1

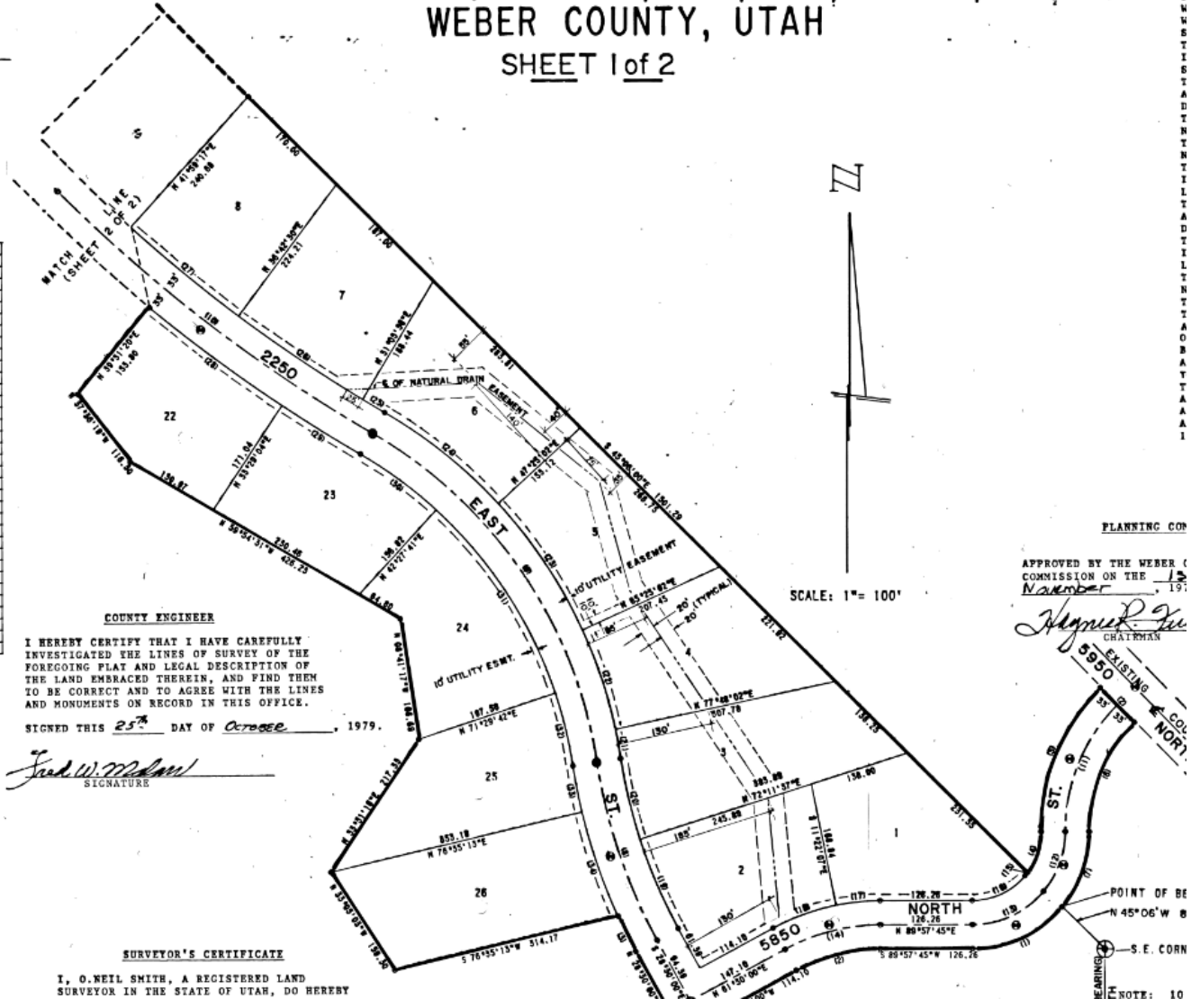
PARTS OF SEC. 1 & SEC. 12, T7N, R1W, S.L.B. & M.

WEBER COUNTY, UTAH

SHEET 1 of 2

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COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 25th DAY OF October, 1979.

Jack W. [Signature]
SIGNATURE

SURVEYOR'S CERTIFICATE

I, O. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY

PLANNING COM

APPROVED BY THE WEBER COUNTY COMMISSION ON THE 13th November, 1979.

[Signature]
CHAIRMAN

EXISTING NORTH ST

POINT OF BEGINNING

S.E. CORNER

BEARINGS

NOTE: 10

COBBLECREEK PARK SUBDIVISION

PARTS OF SEC. 1 & SEC. 12, T7N, R

WEBER COUNTY, UT

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