



Weber County



W3092035

EH 3092035 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
09-OCT-20 1248 PM FEE \$1.00 DEP THU
REC FOR: WEBER COUNTY PLANNING

September 10, 2020

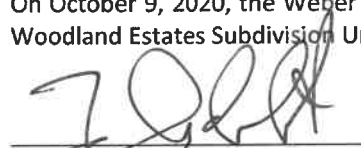
Notice of Building Parcel Designation

Legal Description

All of Lots 85 and 86, Woodland Estates Subdivision Unit 4, Weber County, Utah.

RE: Land Serial #'s 07-132-0009 and 07-132-0010 Notice of Building Parcel Designation

On October 9, 2020, the Weber County Planning Division approved a Building Parcel Designation for Lots 85 and 86 of Woodland Estates Subdivision Unit 4. A copy of the approved application signed by the Planning Director is attached.

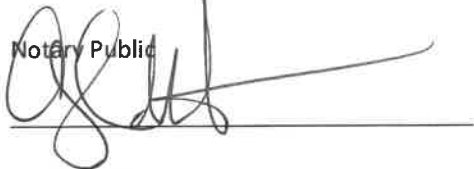


Tammy Aydelotte, Planner II
Weber County Planning Division

Dated this 9 day of October, 2020

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 9 day of Oct, 2020, personally appeared before me Tammy Aydelotte the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public


Residing at:





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 85 and 86 of Woodland Estates Subdivision-Unit 4.

Type of Decision: Administrative

Applicant: Jed & Susan Durbano

File Number: BPD 2020-02

Property Information

Approximate Address: 2550 Jacqueline Dr., Ogden, UT 84403

Project Area: 1.67 acres

Zoning: Residential Estates (RE-20) 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: Vacant	West: Jacqueline Drive

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 3, Residential Estates (RE-20) 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 Woodland Estates Subdivision – Unit 4. 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 85 and 86 as one lot for building purposes; the combined lots will contain approximately 1.67 acres. 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 BPD2020-02. 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.

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Administrative Approval

Administrative final approval of BPD 2020-02 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: October 9, 2020



Rick Grover

Weber County Planning Director

Exhibits

A. Plat

Area Map



Exhibit A-Plat

WOODLAND ESTATES SUBDIVISION - UNIT 4

LOTS 77 - 98 INCLUSIVE
PART OF THE N.E. 1/4 OF SECTION 23 & S.E. 1/4 OF SECTION 14
T.5 N., R.1 W., S.L.B.M., WEBER COUNTY, UTAH

JANUARY, 1971

$\Delta = 82^{\circ}28'06''$
 $E R = 114.05'$
 $T = 100'$
 $R = 83.05'$ $L = 128.28'$
 $R = 139.03'$ $L = 200.20'$

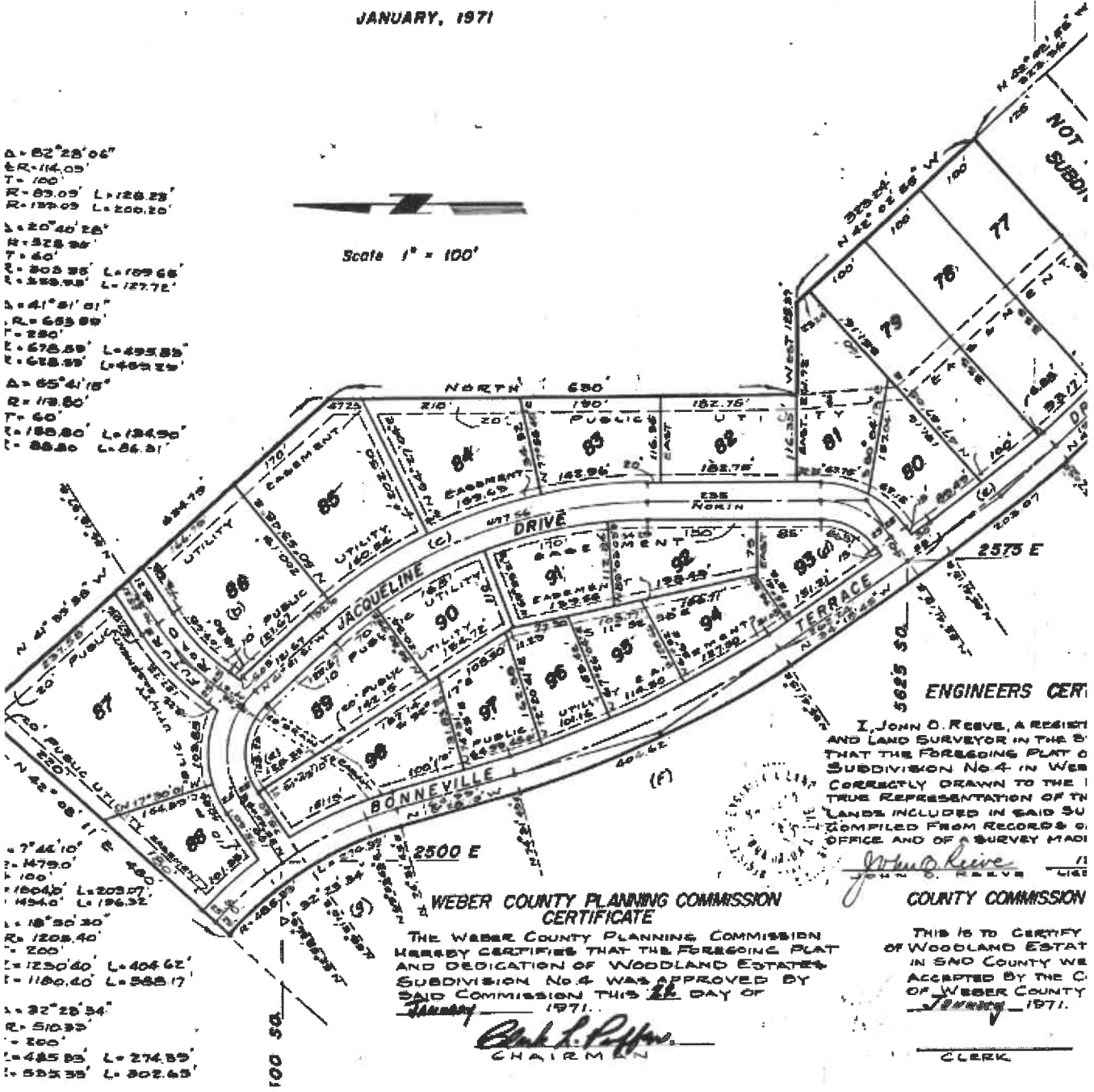
 $\Delta = 20^{\circ}40'28''$
 $R = 328.38'$
 $T = 60'$
 $L = 303.35'$ $L = 109.66'$
 $L = 358.98'$ $L = 127.72'$

 $\Delta = 41^{\circ}51'01''$
 $R = 653.89'$
 $T = 280'$
 $L = 678.88'$ $L = 493.88'$
 $L = 678.88'$ $L = 404.28'$

 $\Delta = 65^{\circ}41'18''$
 $R = 178.80'$
 $T = 60'$
 $L = 188.80'$ $L = 124.50'$
 $L = 88.80'$ $L = 86.21'$



Scale 1" = 100'



$\Delta = 7^{\circ}44'10''$
 $R = 1479.0'$
 $T = 100'$
 $L = 1504.6'$ $L = 203.07'$
 $L = 1494.0'$ $L = 196.32'$

 $\Delta = 18^{\circ}30'30''$
 $R = 1208.40'$
 $T = 200'$
 $L = 1230.40'$ $L = 404.62'$
 $L = 1180.40'$ $L = 588.17'$

 $\Delta = 32^{\circ}28'34''$
 $R = 510.33'$
 $T = 100'$
 $L = 485.83'$ $L = 274.88'$
 $L = 525.38'$ $L = 302.68'$

ENGINEERS CERTIFICATE

I, JOHN O. REEVE, A REGISTERED AND LAND SURVEYOR IN THE STATE OF UTAH, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SUBDIVISION No. 4 IN WEBER COUNTY, UTAH, IS A CORRECTLY DRAWN TO THE TRUE REPRESENTATION OF THE LANDS INCLUDED IN SAID SUBDIVISION AS COMPILED FROM RECORDS OF MY OFFICE AND OF A SURVEY MADE BY ME.

John O. Reeve
 JOHN O. REEVE
 COUNTY COMMISSION

WEBER COUNTY PLANNING COMMISSION CERTIFICATE

THE WEBER COUNTY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING PLAT AND DEDICATION OF WOODLAND ESTATES SUBDIVISION No. 4 WAS APPROVED BY SAID COMMISSION THIS 26 DAY OF JANUARY 1971.

Clark L. Puffer
 CLARK L. PUFFER
 CHAIRMAN

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF WOODLAND ESTATES SUBDIVISION No. 4 IN WEBER COUNTY, UTAH, WAS ACCEPTED BY THE COUNTY COMMISSION THIS 26 DAY OF JANUARY 1971.

 CLERK