



# 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 29 and 30 of the Eastwood Subdivision No. 3.

**Type of Decision:** Administrative

**Applicant:** Nicholas Babilis (owner)

**File Number:** BPD 2021-08

### Property Information

**Approximate Address:** 2835 Melanie Lane, Ogden UT, 84317

**Project Area:** .49 acres

**Zoning:** Residential Estates (RE-20) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 07-114-0002, 07-114-0012

**Township, Range, Section:** 5 North, Range 1 West, Section 24

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 3, Residential Estates (RE-20)
- 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 lots 29 and 30 of the Eastwood Subdivision No. 3 for development purposes only. The purpose of the request is to allow for the construction of a swimming pool on the lot, 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 the staff’s evaluation of the request.

## Analysis

**General Plan:** The South East Planning Area Master Plan does not restrict the implementation of a Building Parcel Designation.

**Zoning:** Single Family Dwellings and their accessory buildings are permitted uses in the RE-20 zone.

The Building Parcel Designation will combine the two lots for building purposes. All lot lines will remain in place and the owner may build a structure across property lines on 29 and 30 of the Eastwood Subdivision No. 3.

The application for a building parcel designation meets the following standards outlined in LUC §108-7-33:

*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 or be part of a platted cluster subdivision or PRUD. Existing lots that do not conform to current zoning shall require an amended subdivision plat.*

### **Staff Recommendation**

Staff recommends approval of BPD2021-08, a request for a Building Parcel Designation to combine lots 29 and 30 of the Eastwood Subdivision No. 3. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A building permit is required before construction may begin.

The following findings are the basis for the staff's recommendation:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The building site plan meets the setback requirements of the FV-3 Zone.
3. The proposal conforms to the Building Parcel Designation criteria.

### **Administrative Approval**

The Planning Division grants administrative approval of BPD2021-08 after displaying 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: July 20, 2021

  
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Rick Grover  
Weber County Planning Director

### **Exhibits**

- A. Notice Of Building Parcel Designation
- B. Subdivision plat



EXHIBIT A

\*W3171035\*

# Weber County

May 18, 2021

E# 3171035 PG 1 OF 2  
LEANN H KILTS, WEBER COUNTY RECORDER  
27-JUL-21 1022 AM FEE \$0.00 DEP PV  
REC FOR: WEBER COUNTY PLANNING

## Notice of Building Parcel Designation

### Legal Description

Lots 29 and 30 of the Eastwood Subdivision No. 3, Weber County, Utah.

**RE: Land Serial # 07-114-0002, 07-114-0012**


On July 20, 2021, the Weber County Planning Division approved a Building Parcel Designation for lots 29 and 30 of the Eastwood Subdivision No. 3

  
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Rick Grover, Planner Director  
Weber County Planning Division

Dated this 20<sup>th</sup> day of July, 2021

STATE OF UTAH     )  
                                  :SS  
COUNTY OF WEBER )

On the 20 day of July, 2021, personally appeared before me Rick Grover the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public  
  
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Residing at:



