



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 41 and 42 of Bailey Acres Cluster Subdivision Phase 2.

Type of Decision: Administrative

Applicant: Caleb Sayer (owner)

File Number: BPD 2022-01

Property Information

Approximate Address: 4419 North 3150 East, Liberty, UT

Project Area: 60,000 square feet

Zoning: Agricultural Valley, AV-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-146-0004, 22-146-0003

Township, Range, Section: 7 North, Range 1 East, Section 17

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

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 2, Agricultural Zones
- 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 41 and 42 of the Bailey Acres Subdivision Phase 2 for development purposes only. The purpose of the request is to allow for the construction of an accessory building on the 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 Ogden Valley General Plan does not restrict the implementation of a Building Parcel Designation in this location.

Zoning: Single Family Dwellings and their accessory buildings are permitted uses in the AV-3 zone.

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 BPD2022-01, a request for a Building Parcel Designation to combine lots 41 and 42 of the Bailey Acres Cluster Subdivision Phase 2. 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 proposal conforms to the Building Parcel Designation criteria.

Administrative Approval

The Planning Division grants administrative approval of BPD2022-01 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: March 1, 2022



Rick Grover
Weber County Planning Director

Exhibits

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



Weber County

March 1, 2022

Notice of Building Parcel Designation

Legal Description

Lots 41 and 42 of Bailey Acres Cluster Subdivision Phase 2, Weber County, Utah.

RE: Land Serial # 22-146-0004, 22-146-0003

On March 1, 2022, the Weber County Planning Division approved a Building Parcel Designation for lots 41 and 42 of Bailey Acres Cluster Subdivision Phase 2.



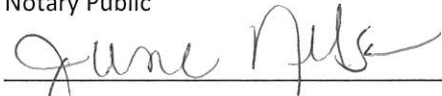
Rick Grover, Planner Director
Weber County Planning Division

Dated this 3 day of March, 2022

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 3 day of March, 2022, personally appeared before me JUNE NELSON the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public



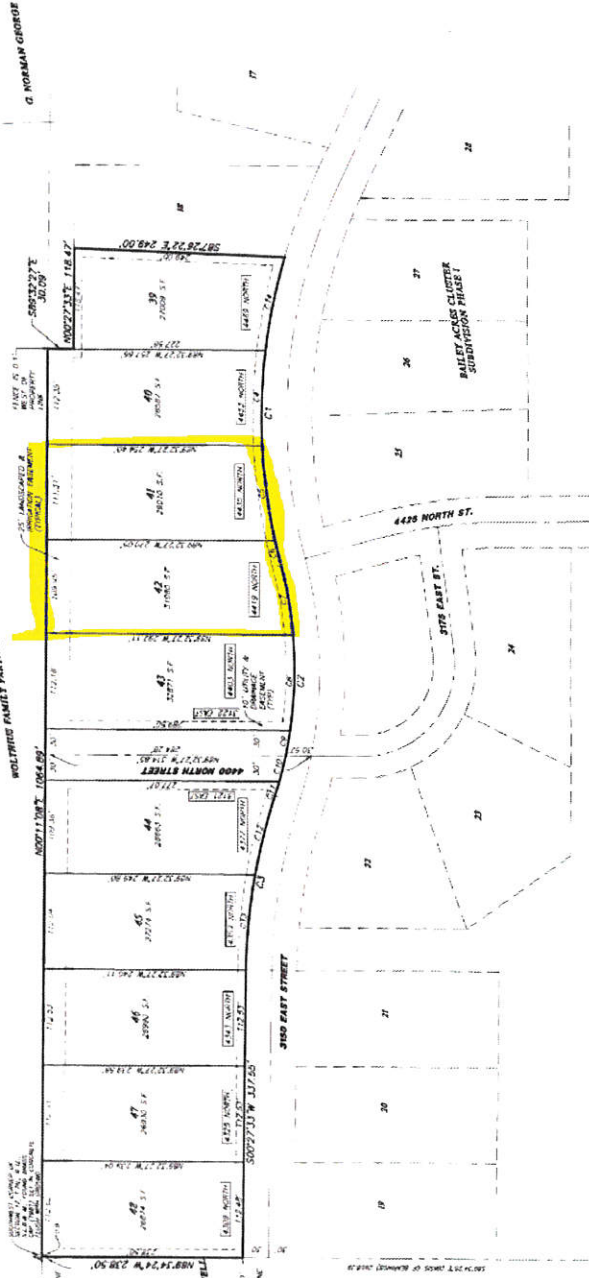
Residing at:



91-8P

BAILEY ACRES CLUSTER SUBDIVISION PHASE 2

PART OF THE SW 1/4 OF SECTION 17, T27N, R16E, S16B & M, U.S. SURVEY
 BEING PART OF THE "WILSON" SUBDIVISION
 JUNE, 1999



4-1 ZONE NOTE:
 ALL DEVELOPMENTS TO BE CONFORMANT WITH THE ZONING ORDINANCE FOR THE CITY OF SHERBORNE, MISSISSIPPI. THE ZONING ORDINANCE FOR THE CITY OF SHERBORNE, MISSISSIPPI, IS LOCATED AT THE OFFICE OF THE CITY CLERK, 100 SOUTH MAIN STREET, SHERBORNE, MISSISSIPPI. THE ZONING ORDINANCE FOR THE CITY OF SHERBORNE, MISSISSIPPI, IS SUBJECT TO REVISIONS ON THE PART OF THE CITY CLERK, 100 SOUTH MAIN STREET, SHERBORNE, MISSISSIPPI. THE ZONING ORDINANCE FOR THE CITY OF SHERBORNE, MISSISSIPPI, IS SUBJECT TO REVISIONS ON THE PART OF THE CITY CLERK, 100 SOUTH MAIN STREET, SHERBORNE, MISSISSIPPI.

Curve Data

NUMBER	CHORD	ARC LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
2	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
3	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
4	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
5	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
6	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
7	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
8	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
9	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
10	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
11	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
12	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
13	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
14	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
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19	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
20	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
21	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
22	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
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26	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
27	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
28	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
29	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
30	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
31	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
32	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
33	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
34	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
35	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
36	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
37	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
38	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
39	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
40	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
41	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
42	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
43	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
44	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W
45	112.30	112.30	90.00	S 00° 00' 00" W	112.30	S 00° 00' 00" W

BOUNDARY DESCRIPTION
 PART OF THE SOUTHWEST CORNER OF SAID SECTION 17, T27N, R16E, S16B & M, U.S. SURVEY, AS CORRECTED AS TO 1999.

BASES OF BEARINGS
 THE BEARINGS OF THE BOUNDARIES OF SAID SECTION 17, T27N, R16E, S16B & M, U.S. SURVEY, AS CORRECTED AS TO 1999, ARE BASED UPON THE BEARING OF THE MERIDIAN OF GREENWICH, WHICH IS 90° 00' 00" WEST OF THE MERIDIAN OF GREENWICH, AS DETERMINED BY THE NATIONAL BUREAU OF STANDARDS, WASHINGTON, D.C., IN 1982.

THE PROPERTY OF THE MARITIME...
 FOR FUTURE...
 ASSOCIATES, INC. ENGINEERS, ARCHITECTS AND PLANNERS
 100 SOUTH MAIN STREET, SHERBORNE, MISSISSIPPI 39281

WEEKS COUNTY PLANNING COMMISSION
 THE WEEKS CENTER
 200 SOUTH MAIN STREET
 WOODRIDGE, MISSISSIPPI 39252

APPROVED FOR THE WEEKS COUNTY PLANNING COMMISSION
 DATE: 04/28/2008

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 DATE: 04/28/2008

SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed Professional Surveyor in the State of Mississippi, have examined the above described plat and find that the same is a true and correct representation of the actual survey made by me or under my direct supervision and that the same is in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. I further certify that the measurements of the boundary lines shown on the above described plat were made by me or under my direct supervision and that the same are in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. I also certify that the plat was prepared by me or under my direct supervision and that the same is a true and correct representation of the actual survey made by me or under my direct supervision.



OWNERS DEDICATION AND CERTIFICATION
 WE, the undersigned, the owners of the above described property, do hereby certify that we have read and understand the contents of the above described plat and that we have approved the same and that we have executed this certificate in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. We further certify that we have executed this certificate in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying.

WITNESSED my hand and seal of office this 1st day of April, 2008.
 G. Norman George
 Professional Surveyor

ACKNOWLEDGEMENT

ON THE 1st day of April, 2008, I, the undersigned, a duly licensed Professional Surveyor in the State of Mississippi, have examined the above described plat and find that the same is a true and correct representation of the actual survey made by me or under my direct supervision and that the same is in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. I further certify that the measurements of the boundary lines shown on the above described plat were made by me or under my direct supervision and that the same are in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. I also certify that the plat was prepared by me or under my direct supervision and that the same is a true and correct representation of the actual survey made by me or under my direct supervision.

STATE OF MISSISSIPPI
 COUNTY OF WASHINGTON
 JAMES H. DIXON, Notary Public
 My Comm. Expires: 04/28/2010

STATE OF MISSISSIPPI
 COUNTY OF WASHINGTON
 I, the undersigned, a duly licensed Professional Surveyor in the State of Mississippi, have examined the above described plat and find that the same is a true and correct representation of the actual survey made by me or under my direct supervision and that the same is in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. I further certify that the measurements of the boundary lines shown on the above described plat were made by me or under my direct supervision and that the same are in accordance with the provisions of the laws of the State of Mississippi relating to the practice of the profession of surveying. I also certify that the plat was prepared by me or under my direct supervision and that the same is a true and correct representation of the actual survey made by me or under my direct supervision.

APPROVED FOR THE WEEKS COUNTY PLANNING COMMISSION
 DATE: 04/28/2008

REVEE & ASSOCIATES, INC.
 Civil Engineering & Land Use Engineering
 100 SOUTH MAIN STREET, SHERBORNE, MISSISSIPPI 39281
 (601) 657-1122 FAX (601) 657-1122