



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 9 and 10 of The Reserve at Crimson Ridge Phase 1.

Type of Decision: Administrative

Applicant: David Wortley (owner)

File Number: BPD 2022-03

Property Information

Approximate Address: 5018 E Whispering Pines, Eden UT, 84310

Project Area: 2.17 acres

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 20-106-0007, 20-106-0008

Township, Range, Section: 6N, 1E, Section 10

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: 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 14, Forest Valley (FV-3)
- 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 lots 9 and 10 of The Reserve at Crimson Ridge Phase 1 for development purposes only.

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.

Zoning: Single Family Dwellings and their accessory buildings are permitted uses in the FV-3 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 9 and 10 of The Reserve at Crimson Ridge Phase 1.

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 BPD2022-03, a request for a Building Parcel Designation to combine lots 9 and 10 of The Reserve at Crimson Ridge Phase 1. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The Notice of Building Parcel Designation is recorded.

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 BPD2022-03 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 13, 2022



Rick Grover
Weber County Planning Director

Exhibits

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



W3245601

Weber County

July 13, 2022

Notice of Building Parcel Designation

Legal Description

Lots 9 and 10 of The Reserve at Crimson Ridge Phase 1, Weber County, Utah.

RE: Land Serial # 20-106-0007, 20-106-0008

On July 13, 2022, the Weber County Planning Division approved a Building Parcel Designation for lots 9 and 10 of the The Reserve at Crimson Ridge Phase 1




Rick Grover, Planner Director
Weber County Planning Division

Dated this 13th day of July, 2022

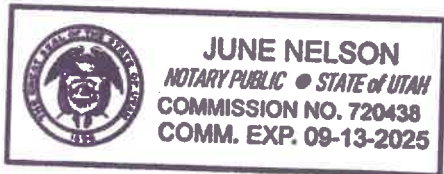
STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 13 day of July, 2022, 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

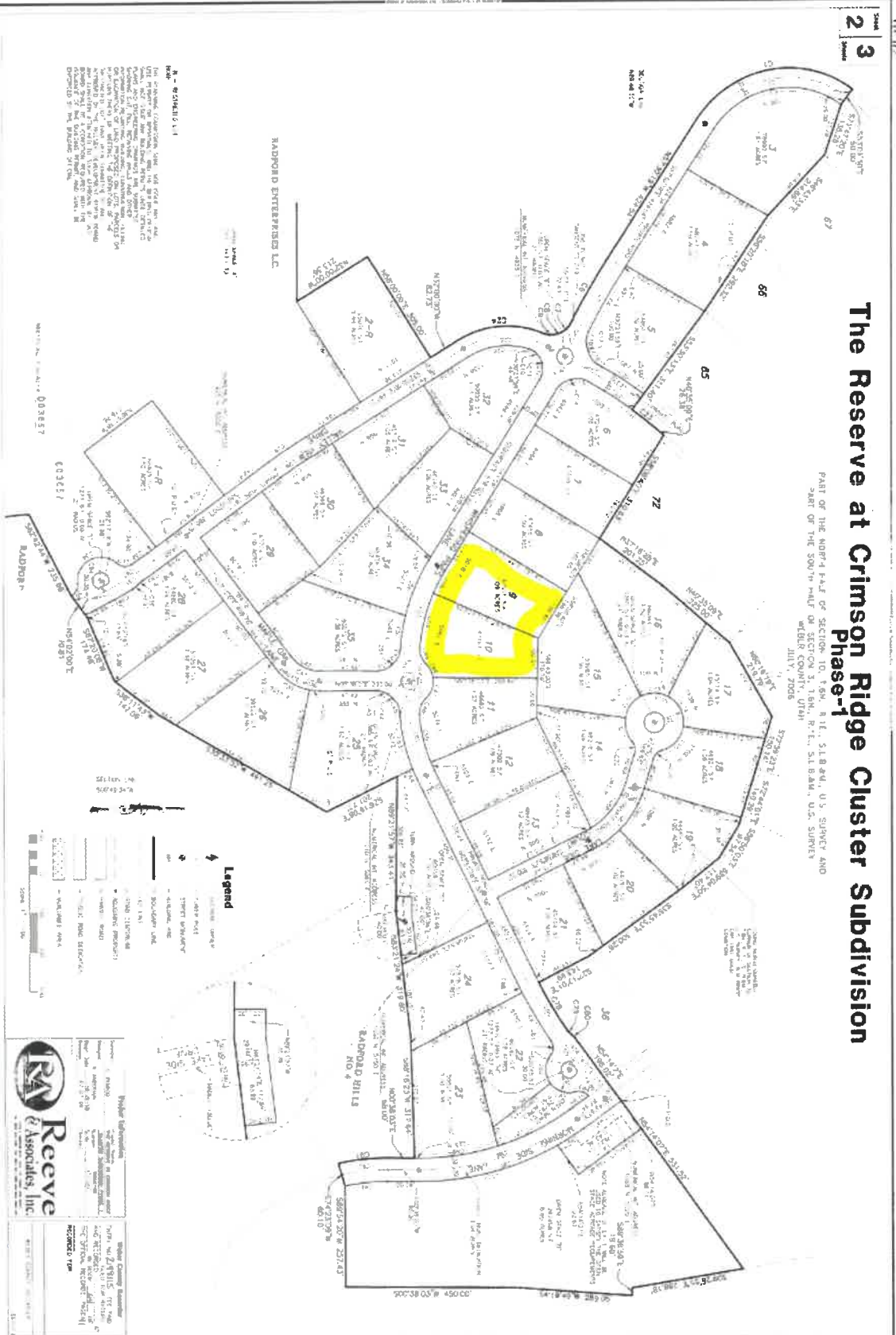


Residing at: Weber County



The Reserve at Crimson Ridge Cluster Subdivision Phase-1

PART OF THE NORTH HALF OF SECTION 10, T.8N, R.1E, S.18.94N, U.S. SURVEY AND PART OF THE SOUTH HALF OF SECTION 31, T.8N, R.1E, S.18.94N, U.S. SURVEY WELLS COUNTY, UTAH JULY, 2008



NOTES:

1. All plat boundaries shown on this plat are based on the original survey.
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- Legend**
- MONUMENT
 - SURVEY POINT
 - BOUNDARY LINE
 - EASEMENT
 - WELL LOCATION
 - OTHER MARKER

Reeve & Associates, Inc.

Professional Surveyor

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