



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an interlocal agreement with North Ogden City designating the city as the approval authority for property in unincorporated Weber County located at approximately 1850 North Washington Boulevard

Agenda Date: Tuesday, March 25, 2014

Applicant: North Ogden City

Property Information

Approximate Address: 1850 North Washington Boulevard

Project Area: Approximately 1.56 Acres

Zoning: Agricultural Zone A-1

Existing Land Use: Residential/Agriculture

Proposed Land Use: Commercial in North Ogden City

Parcel ID: 11-014-0004

Township, Range, Section: T6N, R1W, Section 5

Adjacent Land Use

North: Commercial	South: Residential
East: Residential	West: Agriculture

Staff Information

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Background

North Ogden City is in the process of annexing property at approximately 1850 North Washington Boulevard in order to bring in a new commercial business. The property being annexed is the site of the old Country Boy Dairy which has not operated for several years and has lost its nonconforming commercial status in the A-1 Zone. This property is located within an unincorporated island adjacent to the North Ogden City corporate boundary and is within the City’s annexation boundary declaration.

The proposed annexation plat is unusual because there are two existing structures built across the property line between the parcel being annexed and a larger agricultural parcel within unincorporated Weber County. Therefore, the structures would be partially located in both the City and the County. However, both structures were built prior to the adoption of zoning regulations in Weber County (as early as 1946) and are considered noncomplying (legal) structures in their current location. The County Attorney’s office and the County Assessor’s office have reviewed this situation and have no concerns with the annexation moving forward as proposed.

As part of the interlocal agreement with Weber County, North Ogden City is requesting authority to process and approve the land use applications, site plans, and building permits associated with this property, including the authority to collect fees. This agreement will be in force until the annexation is completed, at which time North Ogden City would become the land use authority. There are no financial obligations on the part of Weber County. The County Attorney’s office has reviewed the interlocal agreement.

Staff Recommendation

The Planning Division recommends approval of the interlocal agreement and subsequent annexation for the following reasons:

- The agreement and annexation will reduce the size of an unincorporated island adjacent to a city boundary and provide a likely path for future annexation of the remaining island.

