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LEANN H KILTS, WEBER CTY. RECORDER
29-JUL-24 336 PM FEE \$0.00 SED
REC FOR: WEBER COUNTY PLANNING



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 lot 6R of Summit Eden Ph1A Subdivision which split into parcels 23-128-0002 and 23-128-0027 by two taxing districts

Type of Decision: Administrative

Applicant: Clint Larson (Applicant)

File Number: BPD 2024-03

Property Information

Approximate Address: 7511 E Horizon Run Road, Eden, UT

Project Area: 2.1 Acres

Zoning: Ogden Valley Destination and Recreation Resort Zone, DRR-1

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 23-128-0002, 23-128-0027

Township, Range, Section: 7 North, Range 1 East, Section 5-8

Adjacent Land Use

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

Staff Information

Report Presenter: Marta Borchert
mborchert@webercountyutah.gov
801-399-8761

Report Reviewer:

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29, Ogden Valley Destination and Recreation Resort Zone
- 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 parcels 23-128-0002 and 23-128-0027 of the Summit Eden Ph1A Subdivision for development purposes only. The purpose of the request is to allow for the construction of a single-family dwelling on lot 6R which is split by two taxing districts.

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 DRR-1 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 BPD2024-03, a request for a Building Parcel Designation to combine 23-128-0002 and 23-128-0027 of the Summit Eden Ph1A Subdivision lot 6R split by two taxing districts. 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 BPD2024-03 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 26, 2024



Rick Grover
Weber County Planning Director

Exhibits

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



Weber County

July 25, 2024

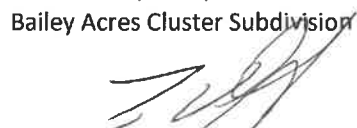
Notice of Building Parcel Designation

Legal Description

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EASTERLY OF THE EDEN CEMETERY DISTRICT LINE BEING ALL OF LOT 6R, SUMMIT EDEN PHASE 1A, WEBER COUNTY, UTAH.

RE: Land Serial # 23-128-0027, 23-280-0002

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 29 day of July, 2024

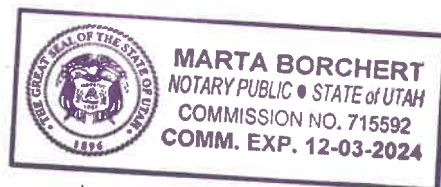
STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 29 day of July, 2024, personally appeared
before me Marta Borchert the signer(s) of the foregoing instrument,
who duly acknowledged to me that he/she/they executed the same.

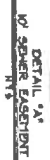
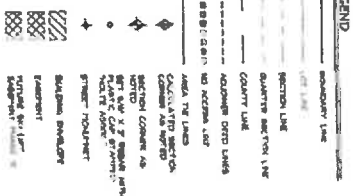
Notary Public



Residing at:



LOCATED IN SOUTHWEST 1/4 SECTION 6, RANGE 16 SECTION 4, CO
NORTH 1/2 SECTION 1 AND NORTHWEST 1/4 SECTION 4 OF
TOWNSHIP 6 NORTH RANGE 2 EAST, SEVEN, WENDELL COUNTY, UTAH.
JANUARY 2004



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