



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 6 & 7 of the Valley Junction Subdivision

Applicant: Dog and Bone, LLC

Authorized Agent: Justin Pack

File Number: BPD 2015-01

Property Information

Approximate Address: 4930-4938 East 2550 North Eden, UT

Project Area: 0.98 Acres

Zoning: Commercial Valley-2 (CV-2)

Existing Land Use: Vacant

Proposed Land Use: Commercial Development

Parcel ID: 22-158-0006 & 22-158-0007

Township, Range, Section: Township 7 North, Range 1 East, Section 34



Adjacent Land Use

North: Commercial	South: Commercial
East: Commercial	West: Commercial

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SW

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 21 Commercial Valley Zones (CV-2)

Type of Decision

Administrative Decisions: When the Planning Director is acting as the land use authority, he is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Director if the application demonstrates compliance with the approval criteria.

Summary and Background

The Valley Junction Subdivision Phase 1 was established to create a commercial development in the Eden area of the Ogden Valley and was recorded on August 24, 1999 (see Exhibit A). The subdivision consists of 15 lots that vary in size from 0.48 acres to 4.39 acres and is zoned Commercial Valley -2 (CV-2).

The applicant recently received approval for a conditional use permit (CUP#2015-04) for an auto repair shop to be located at approximately 4930-4938 East 2550 North Eden, UT (see Exhibit B for the approved site plan and Exhibit C for the Notice of Decision). A design review was part of the review and approval process of the conditional use permit for the auto repair shop and specific conditions were identified that would need to be met prior to the commencement of construction. One of the conditions of approval was that the applicant would apply for and receive approval of a "Building Parcel Designation" which is permitted and defined in the Uniform Land Use Code of Weber County, Utah (LUC) §101-1-7 as follows:

"Building parcel designation means two or more lots within an approved subdivision are recognized as one lot for building purposes. This does not allow for the creation of additional lots, and the original lot lines as recorded do not change. The planning director can administratively approve a building parcel designation application."

The purpose of this request is to allow for the construction of a 14,580 square foot commercial building across the internal lot lines of Lot 6 and Lot 7 in the Valley Junction Subdivision Phase 1. The applicant is now ready to start construction and is desirous to combine Lots 6 & 7 by utilizing the building parcel designation option in the LUC (see Exhibit D). Without a building parcel designation, the structure could not be built on Lot 6 or Lot 7 due to the size of the existing lots. The proposed application appears to meet the standards of the LUC for a building parcel designation. The following is staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need to encourage commercial development in the Ogden Valley by balancing commercial development and residential growth and that such development occur in a manner that does not detract from the area's character. (see the 1998 Ogden Valley General Plan § 5 Commercial Development).

The proposal conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with the Valley's character.

Zoning: The LUC §104-21-1 has identified the need to provide suitable areas for the location of various types of commercial activity needed to serve the people of the Ogden Valley. The CV-2 Zone has been established for "General Commercial" and can be further described per LUC §104-21-1(c) as follows:

The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.

The CV-2 Zone has specific standards identified in LUC §104-21-2 that shall be met as part of the development process. Those standards are as follows:

- Minimum lot area: None
- Minimum lot width: None
- Minimum yard setbacks:
 - Front: 20' unless the requirements listed in §104-21-4(c) Special Regulations are met
 - Side: None, except 10' where a building is adjacent to a forest, agricultural, or residential zone boundary
 - Rear: None, except 10' where a building is adjacent to a forest, agricultural, or residential zone boundary
- Building height:
 - Minimum: 1 story
 - Maximum: 35'
- Maximum lot coverage: 60% of lot area by buildings or accessory buildings

The subject properties are described as Lot 6 and Lot 7 of the Valley Junction Subdivision Phase 1 (see Exhibit A). The building parcel designation will recognize Lots 6 and 7 as one for building purposes, the combined lots will contain approximately 0.98 acres, and no lot lines will change. Combining the lots by a building parcel designation will allow for the desired commercial development. If the building parcel designation is approved and the structure is built, the combination cannot be undone unless the building is removed from across the existing lot lines or a formal plat amendment is done to combine the existing lots.

Summary of Considerations

- Does the request meet the requirements of applicable ordinances?
- Should a Building Parcel Designation be allowed for these lots?

Staff Recommendation

Staff recommends approval of BPD2015-01, a request for approval of a building parcel designation for Lots 6 & 7 of the Valley Junction Subdivision Phase 1 to allow for the construction of a new commercial building at approximately 4930-4938 East 2550 North Eden, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A land use permit is required as part of the building permit process.

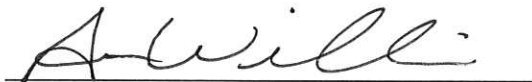
This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposal complies with applicable County ordinances.
3. The lots meet the area and setback requirement of the CV-2 Zone.
4. No new lots are being created and the existing lot lines are not being changed.
5. The "Building Parcel Designation" will allow for a desirable sized commercial building to be located within the commercial area of the Ogden Valley.
6. The proposal will not be detrimental to the public health, safety, or welfare.
7. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of BPD2015-01, a request for approval of a building parcel designation for Lots 6 & 7 of the Valley Junction Subdivision Phase 1 to allow for the construction of a new commercial building at approximately 4930-4938 East 2550 North Eden, UT. is hereby granted based upon its 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: Wednesday, April 16, 2015



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Valley Junction Subdivision Phase 1
- B. Approved Plans
- C. Notice of Decision for CUP2015-04
- D. Building Parcel Designation Application

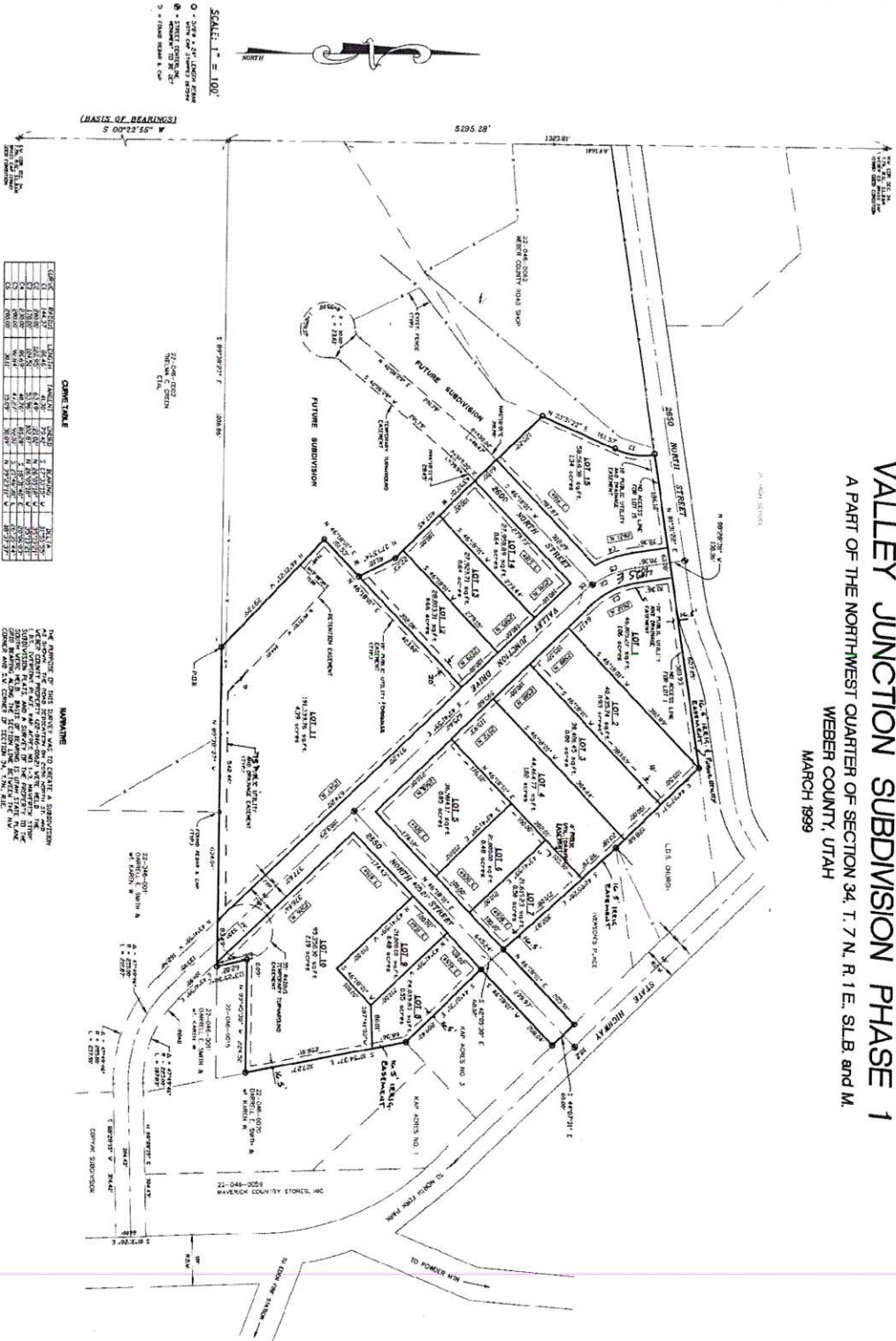
Map 1



Map 2



VALLEY JUNCTION SUBDIVISION PHASE 1
 A PART OF THE NORTHWEST QUARTER OF SECTION 34, T. 7 N. R. 1 E. S. 16 AND M.
 WEBER COUNTY, UTAH
 MARCH 1899



WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE FOREGOING PLAT MAP APPROXIMATELY ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND THE SEVERAL OF THE PLOTS, AND THAT THE SAME HAVE BEEN MEASURED AND PLATED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE TERRITORY OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE UNITED STATES OF AMERICA, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Dated this 15th day of March, 1899.
 J. W. [Signature]

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FOREGOING PLAT MAP AND THE INSTRUMENTS BY WHICH THE SAME WERE FILED, AND I HEREBY CERTIFY THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Dated this 15th day of March, 1899.
 [Signature]

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT MAP HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF WEBER, UTAH, ON THIS 15th day of March, 1899.
 [Signature]

WEBER COUNTY JUDICIAL OFFICER
 I HEREBY CERTIFY THAT THE FOREGOING PLAT MAP APPROXIMATELY ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND THE SEVERAL OF THE PLOTS, AND THAT THE SAME HAVE BEEN MEASURED AND PLATED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE TERRITORY OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE UNITED STATES OF AMERICA, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Dated this 15th day of March, 1899.
 [Signature]

WEBER COUNTY COMMISSION ACCEPTANCE
 I HEREBY CERTIFY THAT THE FOREGOING PLAT MAP APPROXIMATELY ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND THE SEVERAL OF THE PLOTS, AND THAT THE SAME HAVE BEEN MEASURED AND PLATED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE TERRITORY OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE UNITED STATES OF AMERICA, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Dated this 15th day of March, 1899.
 [Signature]

LANDMARK SURVEYING	WEBER COUNTY RECORDS
CLAYTON GREGG CHANDLER	OWNER: [Name]
LOCATED: [Date]	FILED: [Date]
RECORDED: [Date]	BY: [Name]
OWNER: [Name]	BY: [Name]
OWNER: [Name]	BY: [Name]
OWNER: [Name]	BY: [Name]

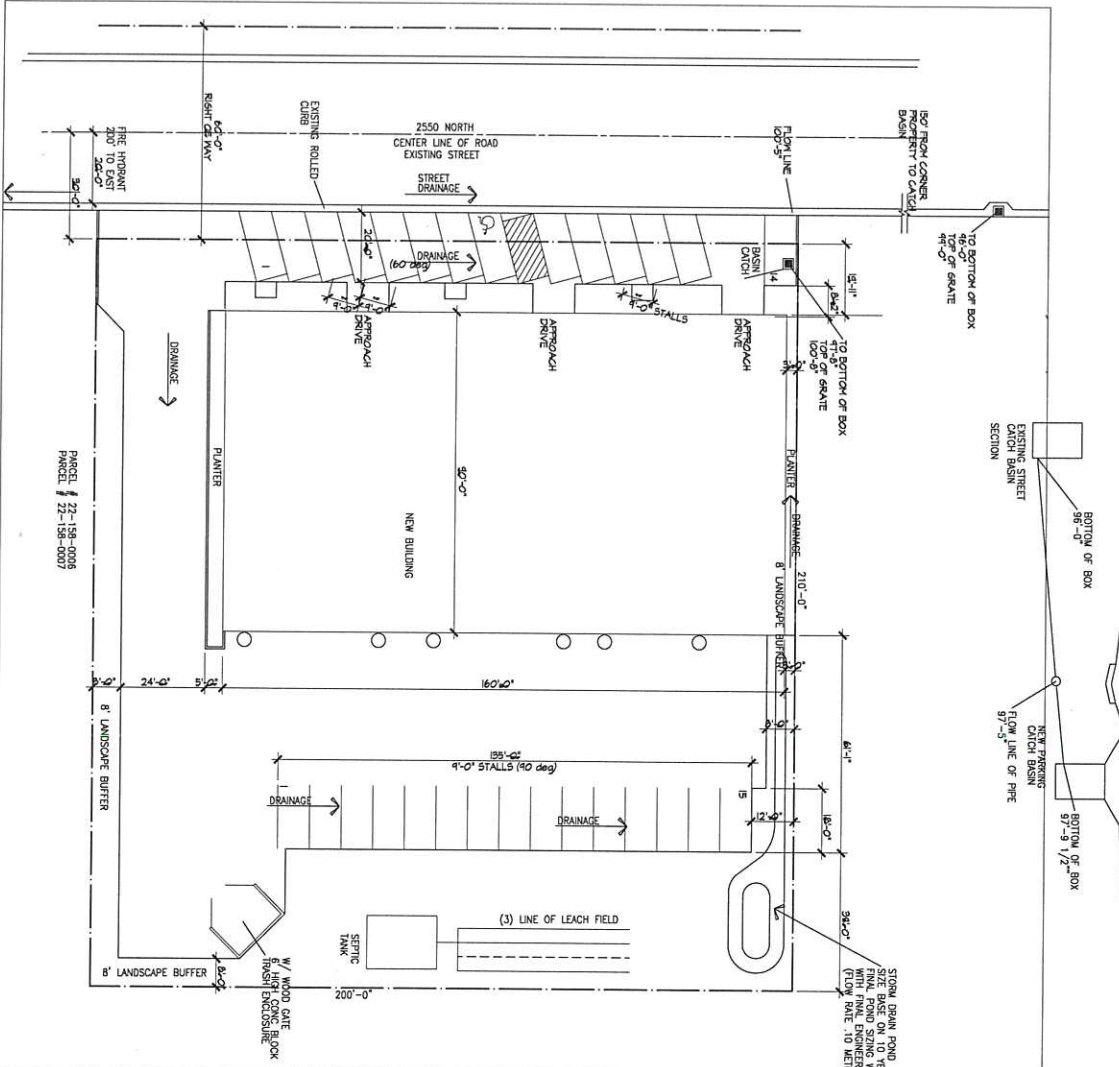
WEBER COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE FOREGOING PLAT MAP APPROXIMATELY ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND THE SEVERAL OF THE PLOTS, AND THAT THE SAME HAVE BEEN MEASURED AND PLATED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE TERRITORY OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE UNITED STATES OF AMERICA, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Dated this 15th day of March, 1899.
 [Signature]

ACKNOWLEDGMENT
 I, the undersigned, being the owner of the premises hereinafter described, do hereby certify that the foregoing plat map is a true and correct representation of the same, and that the same have been measured and plated in accordance with the acts of the legislature of the state of Utah, and the acts of the legislature of the territory of Utah, and the acts of the legislature of the united states of america, and that the same are true and correct to the best of my knowledge and belief.
 Dated this 15th day of March, 1899.
 [Signature]

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FOREGOING PLAT MAP APPROXIMATELY ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND THE SEVERAL OF THE PLOTS, AND THAT THE SAME HAVE BEEN MEASURED AND PLATED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE TERRITORY OF UTAH, AND THE ACTS OF THE LEGISLATURE OF THE UNITED STATES OF AMERICA, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Dated this 15th day of March, 1899.
 [Signature]



Exhibit B: Site Plan



PARCEL 22-19-006
PARCEL 22-19-007

SITE PLAN
SCALE 1"=10'-0"



DOG NEW

SHELL BUILDING

4930 EAST 2550 NORTH EDEN, UTAH

CODE SUMMARY INDEX

OCCUPANCY TYPE:	B/S--1
CONSTRUCTION TYPE:	V B
MAXIMUM NO. STORIES:	2
MAXIMUM HEIGHT:	20 FT
ALLOWABLE AREA:	90 SQ FT
SPRINKLERED:	NO
YARD INCREASE:	YES ALLOWABLE INCREASE .75
MAX ALLOWABLE AREA:	9000 SQ FT X .75 = 6750
	9000 + 6750 = 15750 SQ FT
STRUCTURAL FRAME:	0
BORING WALL EXTERIOR:	0
NONBORING WALL:	0
FLOOR /CEILING:	0
ROOF/CEILING:	0

BUILDING SUMMARY

NO. STORIES:	1 STORY
MAXIMUM HEIGHT:	25'-0" REQUIRED
MAXIMUM HEIGHT:	25'-0" PROVIDED
FLOOR PLAN AREA:	14,580 SQ FT
TOTAL SITE AREA 200' X 210':	42,000 SQ FT REQUIRED
LANDSCAPE AREA:	8,400 SQ FT REQUIRED
LANDSCAPE AREA:	8,400 SQ FT PROVIDED
PARKING:	24 REQUIRED 2 PROVIDED
	29 PROVIDED
SNOW LOAD:	30#/50 FT
WIND LOAD:	90#/50 FT

APPLICABLE CODE

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 1997 UNIFORM CODE FOR BUILDING CONSERVATION

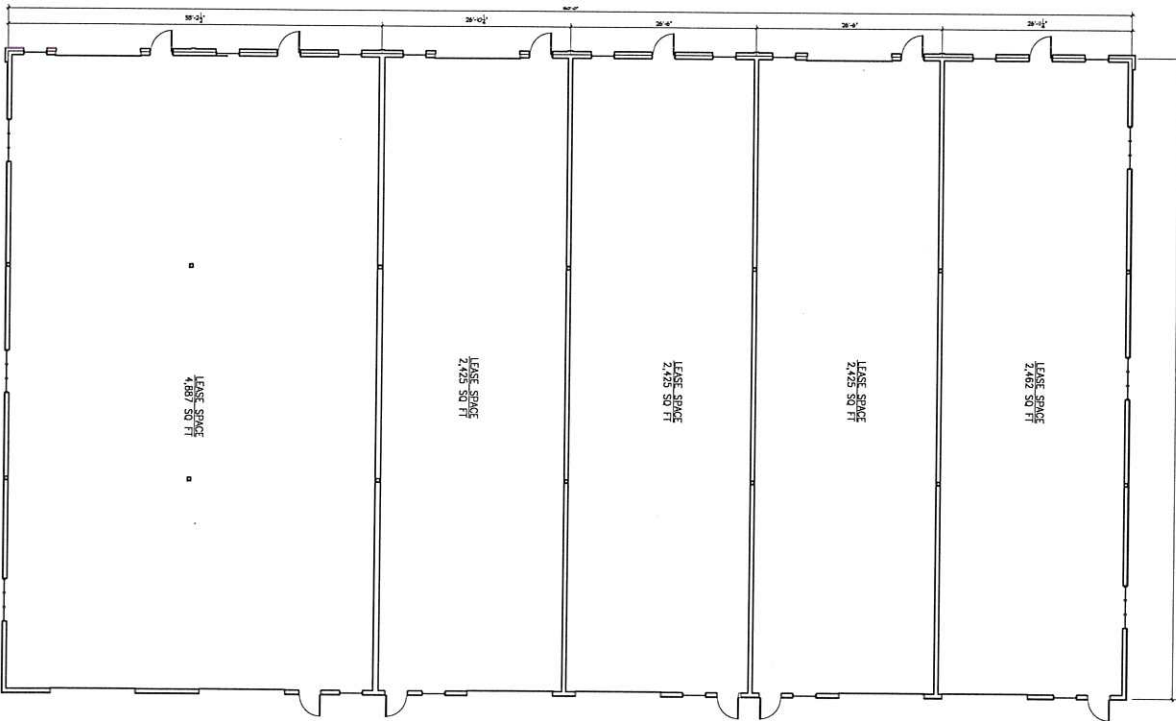
C-0a

DOG NEW
BUILDING SHELL
4930 EAST 2550 NORTH
EDEN, UTAH



RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com

Exhibit B: Floor Plan



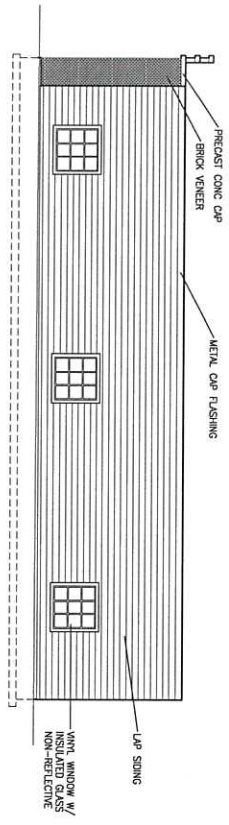
GROUND FLOOR PLAN
SCALE 1/4"=1'-0"



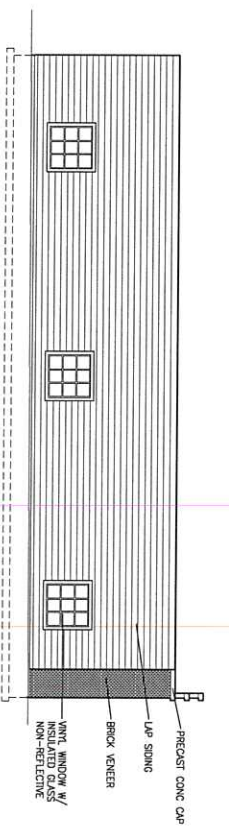
WALL LEGEND
 2 X 6 W/ BRICK VENEER
 2 X 6 W/ STUCCO
 2 X 4 WALL

A-1	DOG NEW NEW BUILDING SHELL 4930 EAST 2550 NORTH EDEN, UTAH	Date: 2/22/2015 Project: Drawing: 1503		RIDGELINE DESIGN ARCHITECTS 1708 EAST 5530 SOUTH 420 SOUTH OGDEN, UT 84403 PHONE: 801-392-6882 FAX: 801-621-1494 www.ridgeline-design.com
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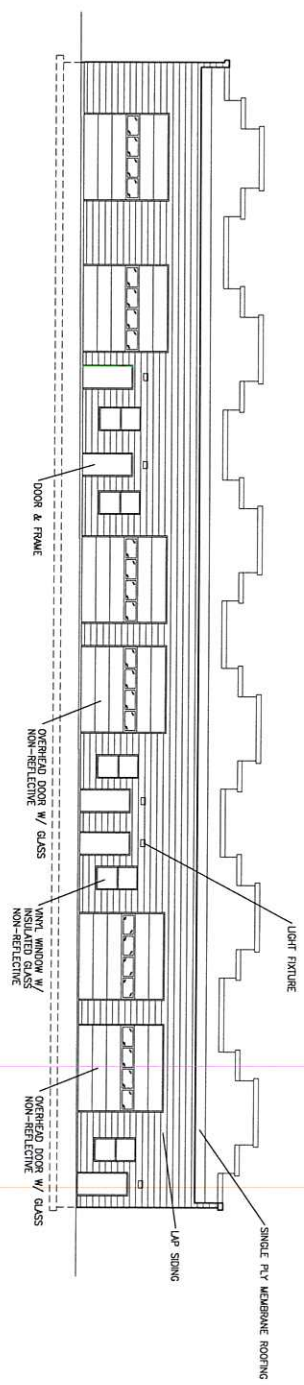
Exhibit B: Building Elevations



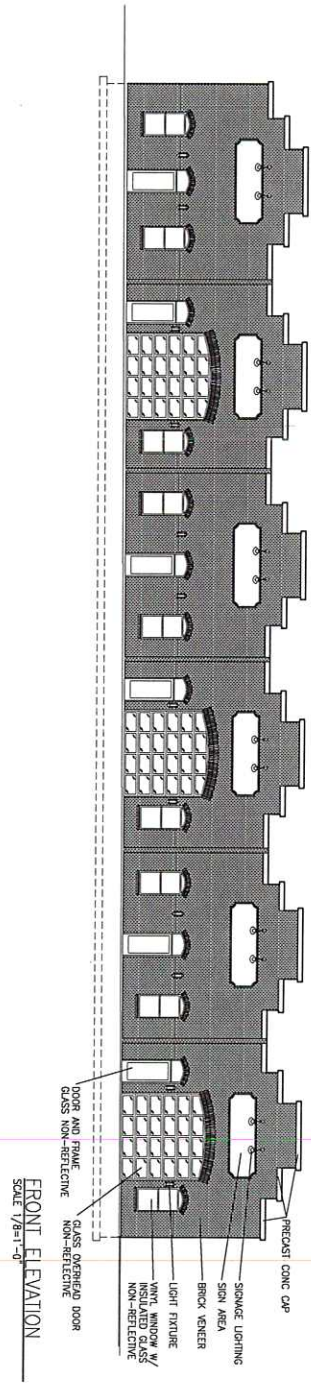
SIDE ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"

<p>Sheet</p> <p>A-2</p>	<p>EXTERIOR ELEVATIONS</p>	<p>DOG NEW NEW BUILDING SHELL</p> <p>4930 EAST 2550 NORTH EDEN, UTAH</p>	<p>Contract No.</p> <p>2220215</p> <p>Project No.</p> <p>1500000000</p> <p>www.ridgeline-design.com</p>	<p>Sheet</p> <p>RIDGELINE DESIGN ARCHITECTS</p>	<p>RIDGELINE DESIGN ARCHITECTS</p> <p>1708 EAST 5590 SOUTH #20 SOUTH OGDEN, UT 84403 PHONE: 801-392-6882 FAX: 801-621-1494 www.ridgeline-design.com</p>
		<p><small>Original drawings remain the property of Ridgeline Design Architects and no work by Ridgeline Design Architects may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ridgeline Design Architects.</small></p>			



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Ogden Valley Township Planning Commission
NOTICE OF DECISION

February 25, 2015

Dog & Bone, LLC
c/o Justin Pack

Case No.: Conditional Use Permit 2015-04

You are hereby notified that your CUP application for an an auto repair and service shop, including the required design review for a new commercial building at approximately 4930-4938 East 2550 North Eden, UT, was heard and approved by the Ogden Valley Township Planning Commission in a public meeting held on February 24, 2015, after due notice to the general public. The approval was granted subject to the following conditions:

1. A building parcel designation approval is required prior to the issuance of the conditional use permit
2. Proof of a culinary connection prior to the issuance of the conditional use permit
3. Actual dimensions for all signage will be provided for review and approval prior to the issuance of the conditional use permit to ensure that the proposed signs do not exceed five percent of each unit
4. Requirements of the Weber County Building Inspection Division
5. Requirements and recommendations of the Weber Fire District
6. Requirements of the Weber County Engineering Division
7. Requirements of the Weber County Health Department

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The "Complete Street" design will provide safe mobility for all users.
4. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
6. The proposed design and use, including the option to have overhead doors in each unit or every other unit, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.

Exhibit D: Building Parcel Designation Application

Weber County Building Parcel Designation Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) DOG AND BONE, LLC		Mailing Address of Property Owner(s) 326 N. WILKIE ST KATSVILLE, UT 84037	
Phone (801) 698-1185	Fax		
Email Address (required) AMCOLLMB@COMCAST.NET		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Justin Pack		Mailing Address of Authorized Person 2261 N. HWY 158 EDEN UT 84310	
Phone 801-814-7433	Fax		
Email Address (required) CodenValleyhomes@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Subdivision Name VALLEY JUNCTION	Lot Numbers 6 AND 7	Land Serial Number(s) 22-158-0006 / 22-158-0007
Approximate Address 4930-4938 E. 2550 N.	Total Acreage .98	Current Zoning LV-2

Project Narrative
Seeking lot combination to accommodate one commercial building that crosses old lot lines and eliminates any set back issues.

Exhibit D: Building Parcel Designation Application

Property Owner Affidavit

I (We) the undersigned owner(s) of Lots 6 and 7 in the VALLEY JUNCTION Subdivision, an approved and recorded subdivision of Weber County, Utah, hereby petition Weber County to designate the above referenced lots as a single building parcel of Weber County.

I/We further stipulate that the street on which these lots abut has been improved to meet the current requirements of Weber County and once the lots are combined, cannot be separated unless both parcels and structures meet all applicable ordinances, and the building parcel designation agreement is vacated. Where lots are non-conforming due to a chance in zoning refer to §108-12 of the Uniform Land Use Code of Weber County, UT.

Pamela Callard Property Owner _____ Property Owner
Manager

Subscribed and sworn to me this 14 day of APRIL, 2015.

[Signature] Notary



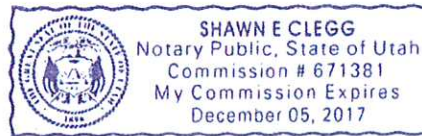
Authorized Representative Affidavit

I (We), DOG + BONE, LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), JUSTIN PACK, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Pamela Callard Property Owner _____ Property Owner
Manager

Dated this 14 day of APRIL, 2015, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature] Notary



Planning Director Approval

This is to certify that this petition was duly approved on the _____ day of _____, 20____ designating Lots _____ and _____ in the _____ Subdivision as a single building parcel.

Planning Director