

JIM 399-8767

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 3/16/16	Fees (Office Use) 75.00	Receipt Number (Office Use) 7419	File Number (Office Use)
--------------------------------------	----------------------------	-------------------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Howell Farr		Mailing Address of Property Owner(s) 3605W 900S Ogden UT 84404	
Phone 801 731 1509	Fax 801 731 1509	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address (required)			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Howell & Kelly Farr		Mailing Address of Authorized Person 3605W 900S Ogden & Ut. 84404	
Phone 801- 731 1509	Fax 801- 731 1509	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input checked="" type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address (required)			

Property Information

Subdivision Name	Lot Numbers	Land Serial Number(s) 150450040 150450041
Approximate Address 3605W 900S.	Total Acreage	Current Zoning

Project Narrative



W2785189

EH 2785189 PG 1 OF 6
LEANN H KILTS, WEBER COUNTY RECORDER
28-MAR-16 406 PM FEE \$1.00 DEP JKC
REC FOR: WEBER COUNTY PLANNING

Jim 399-8767

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 3/16/24	Fees (Office Use) 75.00	Receipt Number (Office Use) 7419	File Number (Office Use)
--------------------------------------	----------------------------	-------------------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Howell Farr		Mailing Address of Property Owner(s) 3605W 900 S Ogden UT 84404	
Phone 801 731 1509	Fax 801 731 1509		
Email Address (required)		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Howell & Kelly Farr		Mailing Address of Authorized Person 3605W 900 S Ogden & UT. 84404	
Phone 801- 731 1509	Fax 801- 731 1509		
Email Address (required)		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input checked="" type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

Property Information

Subdivision Name	Lot Numbers	Land Serial Number(s) 150450040 150450041
Approximate Address 3605W 900 S.	Total Acreage	Current Zoning

Project Narrative



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 1 & 2 of the Farr Land Subdivision

Type of Decision: Administrative

Applicant: Lowell Farr and Kelly Farr

Authorized Agent: Lowell and Kelly Farr

File Number: BPD 2016-01

Property Information

Approximate Address: 3605 and 3565 West 900 South Taylor, UT

Project Area: 3 Acres

Zoning: Agricultural (A-1)

Existing Land Use: Dwelling and sheds

Proposed Land Use: Dwellings and shed

Parcel ID: 15-045-0040 & 15-045-0041

Township, Range, Section: Township 6 North, Range 12 West, Section 16

Adjacent Land Use

North: Agricultural	South: Agricultural
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: **Jim Gentry**
 jgentry@co.weber.ut.us
 801-399-8768

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Weber County Land Use Code Title 104 (Zones) Chapter 5 (A-1 Zone)

Summary and Background

The Farr Land Subdivision consists of 2 lots, one being 1 acre and the other lot being 2 acres. The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment. The applicant has built a structure across the property line between the two lots and would like to expand the structure.

To accommodate and allow the expansion of the building 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."

Without a building parcel designation, the structure that has been built would have to be removed. There is a question as to whether or not a building and land use permit was ever issue for the building. As a condition of the approval a building permit is needed for the existing structure and the expansion of the structure. If this isn't complete then the building parcel designation becomes void. The proposed application appears to meet the standards of the LUC for a building parcel designation.

Analysis

The A-1 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: 40,000 square feet
- Minimum lot width: 150 feet
- Minimum yard setbacks for an accessory building:
 - Front: 30 feet
 - Side: If 10 feet behind the home and 100 feet from the front property line the structure can be 3 feet from the property line.
 - Rear: three feet from the rear property line
- Building height:
 - Maximum: 25 feet unless it is located 100 feet from 900 South

Note: the setbacks will change if animals are housed in the structure.

The subject properties are described as Lot 1 and Lot 2 of the Farr Land Subdivision. The building parcel designation will recognize Lots 1 and 2 as one for building parcel, the combined lots will contain approximately three acres, and no lot lines will change. Combining the lots by a building parcel designation will allow for the desired 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 BPD2016-01, a request for approval of a building parcel designation for Lots 1 & 2 of the Farr Land Subdivision to allow for the construction of an addition to the existing outbuilding at approximately 3605 West 900 South Taylor, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A land use and building permit is required as part of the existing building and the expansion of the building.
2. The two parcels need to be under one ownership

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber County General Plan.
2. The proposal complies with applicable County ordinances.
3. The lots meet the area and setback requirement of the A-1 Zone.
4. No new lots are being created and the existing lot lines are not being changed.
5. The proposal will not be detrimental to the public health, safety, or welfare.
6. 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 BPD2016-01, a request for approval of a building parcel designation for Lots 1 & 2 of the Farr Land Subdivision to allow for the expansion of an existing structure at approximately 3605 West 900 South Taylor, 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, March 23, 2016


Rick V. Grover

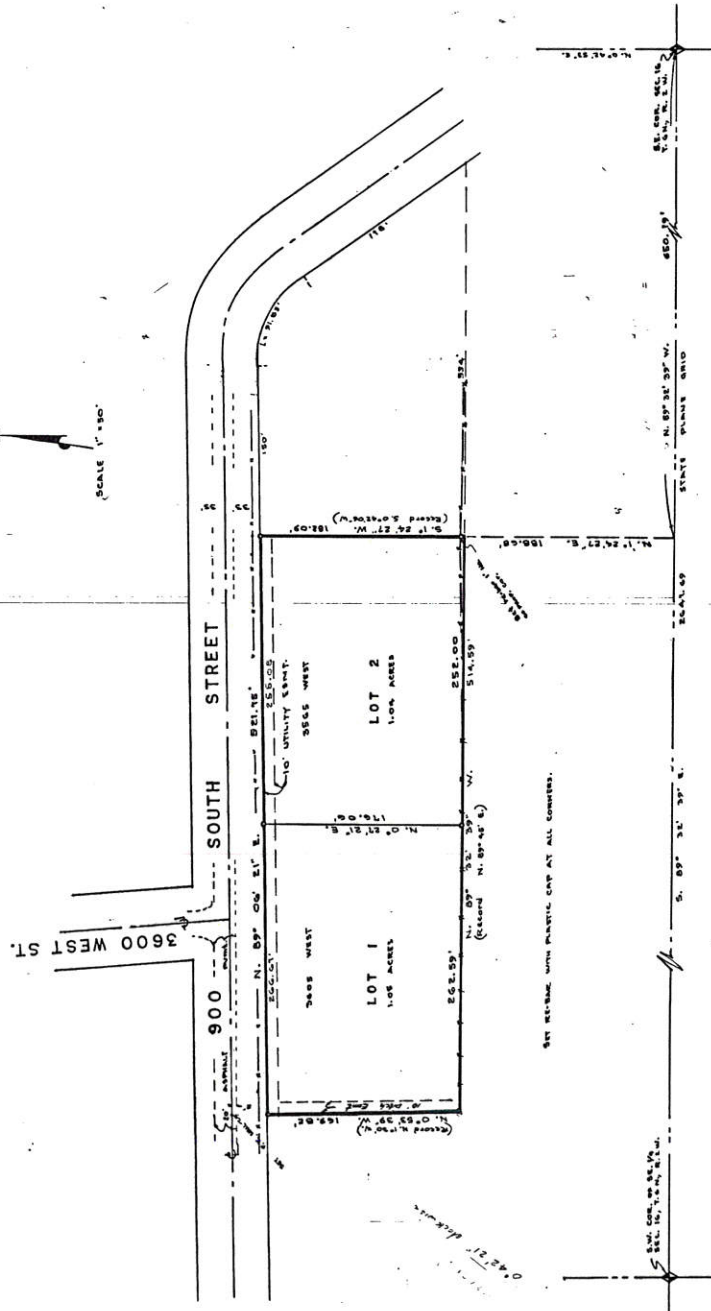
Weber County Planning Director

Exhibits

- A. Farr Land Subdivision
- B. Building Parcel Designation Application

FARR LAND SUBDIVISION

PART OF THE S.E. 1/4 OF SEC. 16, T. 6 N., R. 2 W., S.L.B. & M.
WEBER COUNTY, UTAH
APRIL, 1991



SURVEYORS CERTIFICATE
 I, Larry M. Beckwith, do hereby certify that this plan, map and plat for the Farr Land Subdivision is a true and correct representation of the following description of land situated in Weber County, Utah, as shown on the plan and plat filed in the Weber County Recorder's Office, Weber County, Utah, on the date hereon stated, and that the same was prepared by me or under my direct supervision and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of April, 1991
 Larry M. Beckwith
 Surveyor



OWNERS DEDICATION
 We, the undersigned, do hereby dedicate to the public of the State of Utah, all the streets and easements shown on the plan and plat for the Farr Land Subdivision, which all these streets and easements are to be used for the purpose of travel and public utility service, and we do hereby dedicate to the public of the State of Utah, all the easements shown on the plan and plat for the purpose of travel and public utility service, and we do hereby dedicate to the public of the State of Utah, all the easements shown on the plan and plat for the purpose of travel and public utility service, and we do hereby dedicate to the public of the State of Utah, all the easements shown on the plan and plat for the purpose of travel and public utility service.
 Signed this 25th day of April, 1991
 Lowell G. Farr
 Kelly Barr
 Owners

ACKNOWLEDGEMENT
 State of Utah, ss. I, _____, County of Weber, do hereby certify that the above Oath of Dedication, and the plan and plat thereon, were duly presented to me that they were filed and recorded in the Recorder's Office, Weber County, Utah, on the date hereon stated, and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of April, 1991

 County Clerk



BOUNDARY DESCRIPTION
 A part of the southeast corner of Sec. 16, T. 6 N., R. 2 W., S.L.B. & M., U.S. Survey, beginning at a point N. 89° 32' 37\"/>

WEBER COUNTY RECORDER
 I, _____, do hereby certify that this plan, map and plat for the Farr Land Subdivision is a true and correct representation of the following description of land situated in Weber County, Utah, as shown on the plan and plat filed in the Weber County Recorder's Office, Weber County, Utah, on the date hereon stated, and that the same were prepared by me or under my direct supervision and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of April, 1991

 County Recorder

WEBER COUNTY COMMISSION ACCEPTANCE
 I, _____, do hereby certify that this Subdivision Plan is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20, Utah Code, and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of May, 1991

 Chairman, Weber County Commission

WEBER COUNTY SURVEYOR
 I, _____, do hereby certify that I have investigated the subdivision and find that the same is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20, Utah Code, and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of May, 1991

 Surveyor

WEBER COUNTY PLANNING COMMISSION
 I, _____, do hereby certify that this subdivision plan is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20, Utah Code, and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of May, 1991

 Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY
 I, _____, do hereby certify that this subdivision plan is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20, Utah Code, and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of May, 1991

 Attorney

WEBER COUNTY ENGINEER
 I, _____, do hereby certify that this subdivision plan is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20, Utah Code, and that the same are in accordance with the laws of the State of Utah.
 Signed this 25th day of May, 1991

 Engineer

