



# 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 28 and 29 of the Retreat at Wolf Creek Subdivision Phase 2

**Type of Decision:** Administrative

**Applicant:** Richard Grenier

**Authorized Agent:** Ray Bertoldi

**File Number:** BPD 2017-01

### Property Information

**Approximate Address:** 3953 N Mountain Ridge Dr, Eden

**Project Area:** 1 acre

**Zoning:** Residential Estate-20 (RE-20)

**Existing Land Use:** Vacant

**Proposed Land Use:** Single Family Dwelling

**Parcel ID:** 22-330-0010 & 22-330-0011

**Township, Range, Section:** Township 7 North, Range 1 East, Section 22

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 3, Residential Estates Zones (RE-20)
- 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 two adjacent lots (Lots 28 and 29 of the Retreat at Wolf Creek Subdivision Phase 2). The purpose of the request is to allow for the construction of a single family dwelling across the internal lot lines of the subject properties. The request appears to meet the standards of the Uniform Land Use Code of Weber County, Utah (LUC) for a building parcel designation. The following is staff's evaluation of the request.

## Analysis

**General Plan:** The Ogden Valley General Plan indicates that this area should be developed as is planned and zoned; As such the proposal for a single family dwelling conforms to the Ogden Valley General Plan.

**Zoning:** Single-family dwellings are a permitted use in the RE-20 zone. The development standards for cluster subdivisions in the RE-20 zone are outlined in LUC §108-3-7 as follows:

- Minimum lot area: 15,000 Sq ft
- Minimum lot width: 60 ft
- Minimum yard setbacks:
  - Front: 20 ft
  - Side: 8 ft
  - Rear: 20 ft
- Building height:

- Maximum: 40 ft

The Building Parcel Designation will recognize Lots 28 and 29 as one lot for building purposes, the combined lots will contain approximately 1 acre. The original lot lines, as recorded, do not change.

The building parcel designation application meets the following standards outlined in LUC §108-7-33(b):

*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 BPD2017-01, a request for approval of a Building Parcel Designation to combine two adjacent lots (Lots 28 and 29 of the Retreat at Wolf Creek Subdivision Phase 2) to allow for the construction of a single family dwelling across the internal lot lines of the subject properties. 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 requirements of the RE-20 Zone and Cluster Subdivision standards.
4. No new lots are being created and the existing lot lines are not being changed.

### Administrative Approval

Administrative final approval of BPD2017-01 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: September 7, 2017

  
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Rick Grover  
Weber County Planning Director

### Exhibits

- A. Application
- B. Retreat at Wolf Creek Subdivision Phase 2
- C. Site Plan

## 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

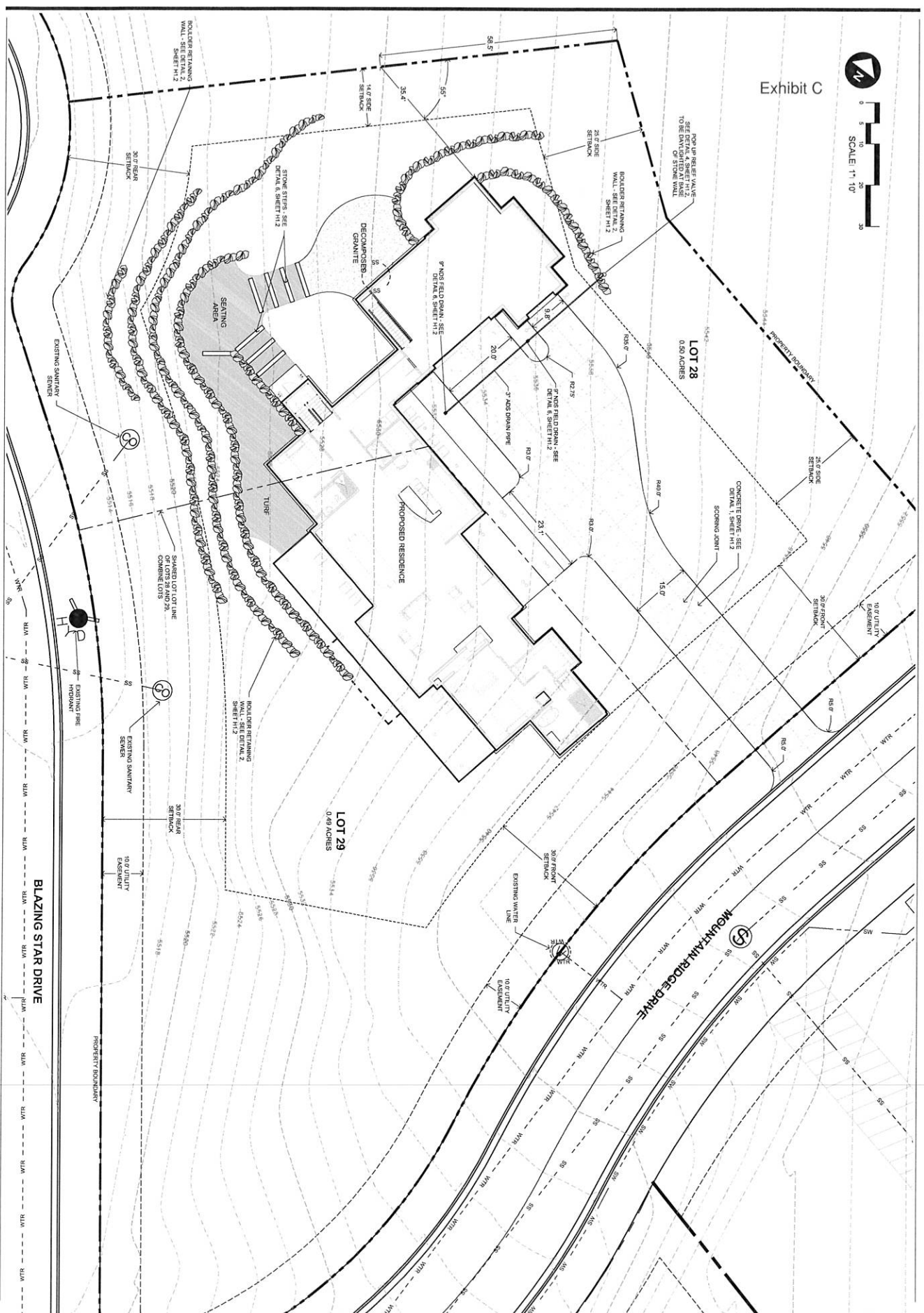
Date Submitted /Completed <b>8-15-17</b>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) <b>RICHARD AND GAIL GRENIER</b>		Mailing Address of Property Owner(s) <b>17712 NEFF RANCH RD YORBA LINDA, CA 928869013</b>	
Phone <b>714-801-666</b>	Fax		
Email Address (required) <b>Jeepinx6@yahoo.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) <b>RAM BERTOLDI</b>		Mailing Address of Authorized Person <b>2726 HARRISON BLVD Ogden, UT. 84403</b>	
Phone <b>801-476-4330</b>	Fax		
Email Address (required) <b>rbertoldi@bertoldiarchitects.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Subdivision Name <b>The Retreat</b>	Lot Numbers <b>28, 29</b>	Land Serial Number(s) <b>223300010 223300011</b>	
Approximate Address <b>3953 N Mountain Ridge DR, Eden</b>	Total Acreage <b>1 Acre ±</b>	Current Zoning <b>2-15</b>	
Project Narrative  <b>Private residence spanning 2 existing lots by same owner</b>			







Exhibit C



# GRENIER RESIDENCE

11 MOUNTAIN RIDGE DR., EDEN, UT 84310

LOTS 28 AND 29, THE RETREAT AT WOLF CREEK RESORT  
WEBER COUNTY, UT

DATE	AUGUST 2017
PROJ ECT	090 0000 28
DRAWN BY	TK
REVIEW BY	BL
DESIGNER	PERMIT SET
REVISIONS	

SHEET TITLE  
HARDSCAPE  
PLAN  
SHEET NUMBER  
**H1.1**