



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 318 and 319 of the Evergreen Park Subdivision No. 1.

Type of Decision: Administrative

Applicant: Rulen B. Daley

Authorized Rep: Cameron Daley

File Number: BPD 2019-02

Property Information

Approximate Address: 13028 E Evergreen Park Dr., Huntsville, UT, 84317

Project Area: 4.45 acres

Zoning: Forest (F-40) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 23-029-0047 & 23-029-0048

Township, Range, Section: Township 7 North, Range 3 East, Section 32 NW

Adjacent Land Use

North:	Residential	South:	Evergreen Park Dr.
East:	Residential	West:	Vacant Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 9, Forest Zone (F-40)
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Section 33, Building Parcel Designation
- Title 108, Chapter 3, Cluster Subdivisions, Section 7, Lot Development Standards

Summary and Background

The applicant is requesting approval of a Building Parcel Designation to combine two adjacent lots (Lots 318 and 319 of the Evergreen Park Subdivision No. 1). The purpose of the request is to allow for the construction of a pole barn on a currently vacant lot. The request meets 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 states the Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. (see page 18-21 of the 2016 Ogden Valley General Plan).

Zoning: Single Family Dwellings and their accessory buildings are a permitted use in the FV-3 zone.

The Building Parcel Designation will recognize Lots 12 and 13 as one lot for building purposes; the combined lots will contain approximately 2.57 acres. 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.
Existing lots that do not conform to current zoning shall require an amended subdivision plat.*

Staff Recommendation

Staff recommends approval of BPD2019-02, a request for approval of a Building Parcel Designation to combine two adjacent lots (Lots 318 and 319 of the Evergreen Park Subdivision No. 1) to allow for the construction of a single family residence, and an existing well that currently sits near the boundary line between the two subject parcels. 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.
2. Development shall not occur within the existing public utility easement located along the length of the boundary line between both lots.

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 F-40 Zone, as well as the Subdivision requirements
4. No new lots are being created and the existing lot lines are not being changed.

Administrative Approval

Administrative final approval of BPD2017-02 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: May 23, 2019



Rick Grover
Weber County Planning Director

Exhibits

- A. Notice Of Building Parcel Designation
- B. Application
- C. Plat



Weber County

May 22, 2019

Notice of Building Parcel Designation

Legal Description

All of Lots 318 and 319, Evergreen Park Subdivision 1, Weber County, Utah.

RE: Land Serial #'s 23-029-0047 and 23-029-0048 Notice of Building Parcel Designation

On May 22, 2019, the Weber County Planning Division approved a Building Parcel Designation for lots 318 and 319 of Evergreen Park Subdivision. A copy of the approved application signed by the Planning Director is attached.

Dated this 22nd day of May 2019

Tammy Aydelotte, Planner I
Weber County Planning Division

STATE OF UTAH)

COUNTY OF ~~WEBER~~ ³²)

On the 22nd day of May, 2019, personally appeared
~~before me~~ _____ the signer(s) of the foregoing instrument,
~~who~~ duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at:

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) RULON BRANDT DALEY DAVE R. DALEY		Mailing Address of Property Owner(s) 639 4TH ST. OGDEN, UT 84404
Phone 801. 336. 8895	Fax	

Email Address (required) BRANDT@DALEYMAIL.US	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information	
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Name of Person Authorized to Represent the Property Owner(s) CAMERON DALEY		Mailing Address of Authorized Person 639 4TH ST. OGDEN, UT 84404
Phone 801.528.2457	Fax —	

Email Address (required) CAMERON LEE DAREY@GMAIL.COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Information

Subdivision Name EVERGREEN PARK SUBDIVISION	Lot Numbers 318 & 319	Land Serial Number(s) 23-029-0047 AND 23-029-0048
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Approximate Address	Total Acreage	Current Zoning
1302 EVERGREEN PARK DRIVE	2.14 & 2.31	F-40

Project Narrative

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that R. BRANDT DALEY and DIANE R. DALEY, of 639 4TH Street, Ogden, UT 84408, have made, constituted and appointed, and by these presents does make, constitute and appoint CAMERON L. DALEY, of 639 4TH Street, Ogden, UT 84408, as true and lawful Attorney for me and in my name, place and stead and for my use and benefit, to act in any and all capacity for me in connection with the specific purposes set forth in this instrument, and no other purposes whatsoever, to do the following specific purposes:

To begin and oversee construction of a single family residence for R. BRANDT DALEY and DIANE R. DALEY upon the property set forth and described below, while they are serving a full-time couples mission for the Church of Jesus Christ of Latter-day Saints in Australia. Said single family residence shall be constructed upon Lot 318 of the property located in Weber County, State of Utah, which is more particularly described as follows:

All of Lot 318 of the EVERGREEN PARK SUBDIVISION
No. 1, according to the official plat thereof on file and of
record in the Weber County Recorder's Office.

GIVING AND GRANTING unto my said Attorney, CAMERON L. DALEY, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in connection with the above specific purposes, in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

We, R. BRANDT DALEY and DIANE R. DALEY, hereby ratifying and confirming all that my said Attorney, CAMERON L. DALEY, shall lawfully do or cause to be done by virtue of these presents.

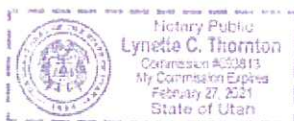
IN WITNESS WHEREOF, I have hereunto set my hand this 21ST day of September, 2018.

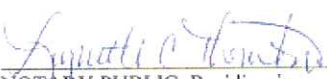

R. BRANDT DALEY


DIANE R. DALEY

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 21ST day of September, 2018, personally appeared before me, a Notary Public in and for said County, R. BRANDT DALEY and DIANE R. DALEY, whose names are subscribed to the instrument as party thereto, personally known to me to be the same persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.




NOTARY PUBLIC, Residing in
Salt Lake City, UT
My Commission Expires: 02/27/2021

