



**Weber County**



\*W3084257\*

EA 3084257 PG 1 OF 5  
LEANN H KILTS, WEBER COUNTY RECORDER  
11-SEP-20 4:20 PM FEE \$0.00 DEP PV  
REC FOR: WEBER COUNTY PLANNING

September 10, 2020

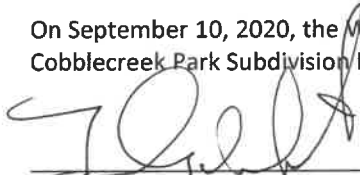
## Notice of Building Parcel Designation

### Legal Description

All of Lots 6 and 7, Cobblecreek Park Subdivision Phase 1, Weber County, Utah.

**RE: Land Serial #'s 16-112-0006 and 16-112-0007 Notice of Building Parcel Designation**

On September 10, 2020, the Weber County Planning Division approved a Building Parcel Designation for Lots 6 and 7 of Cobblecreek Park Subdivision Phase 1. A copy of the approved application signed by the Planning Director is attached.

  
\_\_\_\_\_  
Tammy Aydelotte, Planner II  
Weber County Planning Division

Dated this 11 day of September, 2020

STATE OF UTAH        )  
                              :SS  
COUNTY OF WEBER )

On the 11<sup>th</sup> day of Sept, 2020, personally appeared  
before me Tammy Aydelotte the signer(s) of the foregoing instrument,  
who duly acknowledged to me that he/she/they executed the same.

Notary Public

  
\_\_\_\_\_  
Angela L. Hill

Residing at: Ogden, Utah





# 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 and 7 of Cobblecreek Park Subdivision Phase 1.

**Type of Decision:** Administrative

**Applicant:** Chad Venable

**File Number:** BPD 2020-01

### Property Information

**Approximate Address:** 5980 N 2250 E, Eden, UT 84310

**Project Area:** 1.89 acres

**Zoning:** Agricultural Valley (AV-3) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 16-112-0006, 16-112-0007

**Township, Range, Section:** Township 7 North, Range 1 West, Section 01 SE

### Adjacent Land Use

|                           |                           |
|---------------------------|---------------------------|
| <b>North:</b> Residential | <b>South:</b> Residential |
| <b>East:</b> Residential  | <b>West:</b> 2250 East St |

### Staff Information

**Report Presenter:** Tammy Aydelotte  
 taydelotte@webercountyutah.gov  
 801-399-8794

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6, Agricultural Valley (AV-3) Zone
- 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 of the Cobblecreek Park Subdivision Phase 1. The purpose of combining the two lots is to allow the construction of an outbuilding immediately adjacent to intersecting lot lines.

## Analysis

The Building Parcel Designation will recognize Lots 6 and 7 as one lot for building purposes; the combined lots will contain approximately 1.89 acres, and besides a natural drain easement on lot 6, there are no easements located along the boundary line between the two parcels. 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 BPD2020-01. This recommendation for approval is subject to all review agency requirements and with the following condition:

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

This recommendation is based on the following findings:

1. The proposal complies with applicable County ordinances.

## Administrative Approval

Administrative final approval of BPD 2020-01 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.

Date of Administrative Approval: September 10<sup>th</sup>, 2020

  
\_\_\_\_\_  
Rick Grover

Weber County Planning Director

## Exhibits

- A. Plat

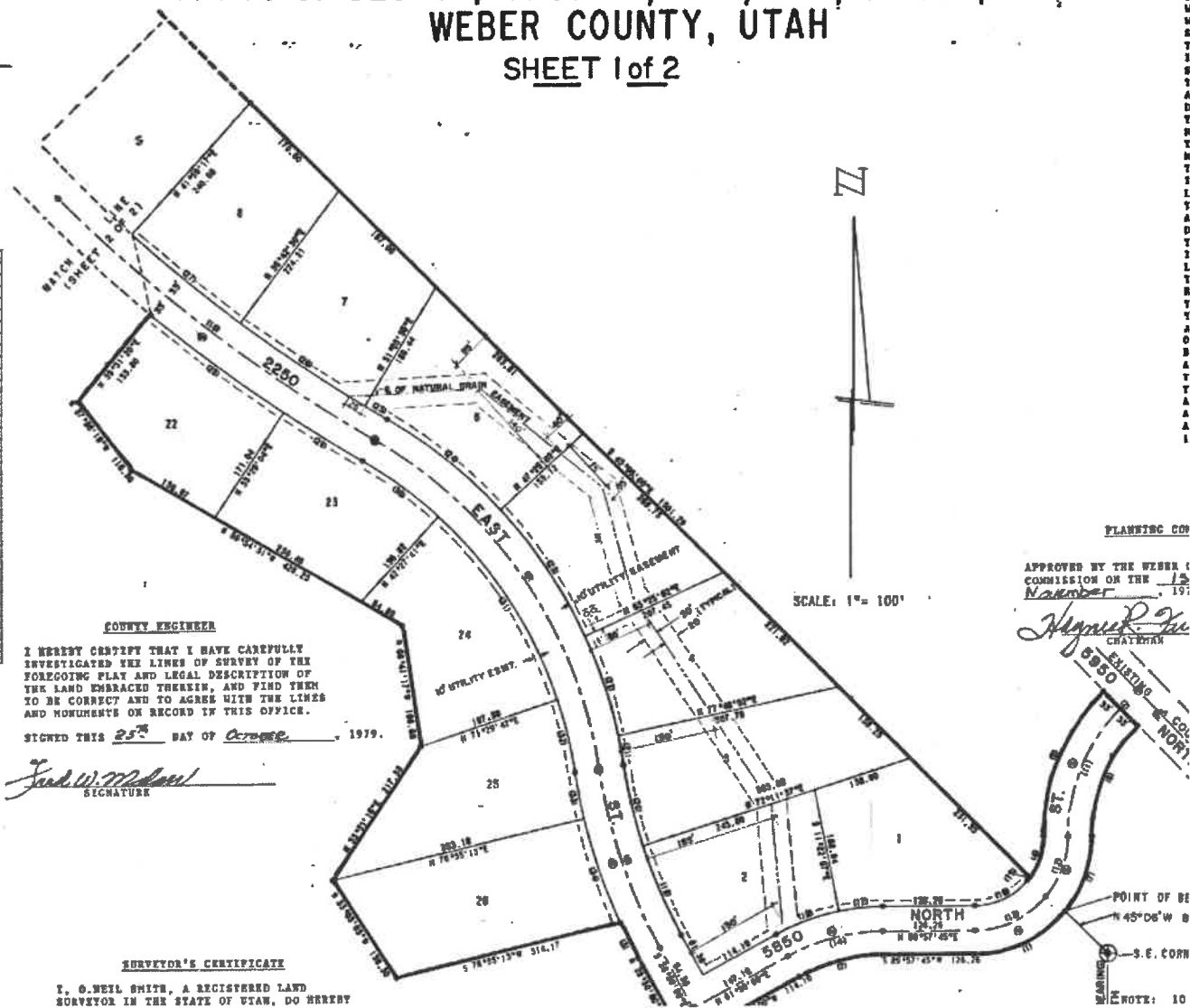
Exhibit A-Plat

DIVISION -

# COBBLECREEK PARK SUBDIVISION - PHASE 1

PARTS OF SEC. 1 & SEC. 12, T7N, R1W, S.L.B. & M.,  
WEBER COUNTY, UTAH  
SHEET 1 of 2

|      |
|------|
| 100' |
| 95'  |
| 90'  |
| 85'  |
| 80'  |
| 75'  |
| 70'  |
| 65'  |
| 60'  |
| 55'  |
| 50'  |
| 45'  |
| 40'  |
| 35'  |
| 30'  |
| 25'  |
| 20'  |
| 15'  |
| 10'  |
| 5'   |



**COUNTY ENGINEER**  
 I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.  
 SIGNED THIS 25<sup>th</sup> DAY OF October, 1979.

*Earl W. Madson*  
 SIGNATURE

**SURVEYOR'S CERTIFICATE**  
 I, O. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY

SCALE: 1" = 100'

PLANNING COM.  
 APPROVED BY THE WEBER COUNTY COMMISSION ON THE 15  
November, 1979  
*Reginald J. ...*  
 CHAIRMAN

POINT OF BEGINNING  
 N 45° 06' W 8'  
 S.E. CORN  
 BEARING  
 NOTE: 10

# COBBLECREEK PARK SUBDIVIS

## PARTS OF SEC. 1 & SEC. 12, T7N, R

## WEBER COUNTY, UT

SHEET 1 of 2

