

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 29 and 30 of the Eastwood Subdivision No. 3.

Type of Decision Administrative

Applicant: Nicholas Babilis (owner)

File Number: BPD 2021-08

Property Information

Approximate Address: 2835 Melanie Lane, Ogden UT, 84317

Project Area: .49 acres

Zoning: Residential Estates (RE-20) Zone

Existing Land Use: Residential Proposed Land Use: Residential

Parcel ID: 07-114-0002, 07-114-0012

Township, Range, Section: 5 North, Range 1 West, Section 24

Adjacent Land Use

North: Residential South: Residential East: Residential West: Residential

Staff Information

Report Presenter: Felix Lleverino

flleverino@co.weber.ut.us

801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 3, Residential Estates (RE-20)
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Section 33, Building Parcel Designation
- Title 106, Chapter 2, Subdivisions, Section 4, Lot Development Standards

Summary and Background

The applicant is requesting approval of a Building Parcel Designation to combine lots 29 and 30 of the Eastwood Subdivision No. 3 for development purposes only. The purpose of the request is to allow for the construction of a swimming pool on the lot, 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 the staff's evaluation of the request.

Analysis

<u>General Plan:</u> The South East Planning Area Master Plan does not restrict the implementation of a Building Parcel Designation.

Zoning: Single Family Dwellings and their accessory buildings are permitted uses in the RE-20 zone.

The Building Parcel Designation will combine the two lots for building purposes. All lot lines will remain in place and the owner may build a structure across property lines on 29 and 30 of the Eastwood Subdivision No. 3.

The application for a building parcel designation meets the following standards outlined in LUC §108-7-33:

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 BPD2021-08, a request for a Building Parcel Designation to combine lots 29 and 30 of the Eastwood Subdivision No. 3. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A building permit is required before construction may begin.

The following findings are the basis for the staff's recommendation:

- 1. The proposed use conforms to the Ogden Valley General Plan.
- 2. The building site plan meets the setback requirements of the FV-3 Zone.
- 3. The proposal conforms to the Building Parcel Designation criteria.

Administrative Approval

The Planning Division grants administrative approval of BPD2021-08 after displaying 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: July 20, 2021

Rick Grever

Weber County Planning Director

Exhibits

- A. Notice Of Building Parcel Designation
- B. Subdivision plat







Weber County

May 18, 2021

E# 3171035 PG 1 OF 2 LEANN H KILTS, WEBER COUNTY RECORDER 27-JUL-21 1022 AN FEE \$.00 DEP PV REC FOR: WEBER COUNTY PLANNING

Notice of Building Parcel Designation

Legal Description

Lots 29 and 30 of the Eastwood Subdivision No. 3, Weber County, Utah.

RE: Land Serial # 07-114-0002, 07-114-0012
On July 20, 2021, the Weber County Planning Division approved a Building Parcel Designation for lots 29 and 30 of the Eastwood Subdivision No. 3
Bick Grover, Planner Director Weber County Planning Division
STATE OF UTAH) :ss
COUNTY OF WEBER)
On the
Notary Public
Residing at:

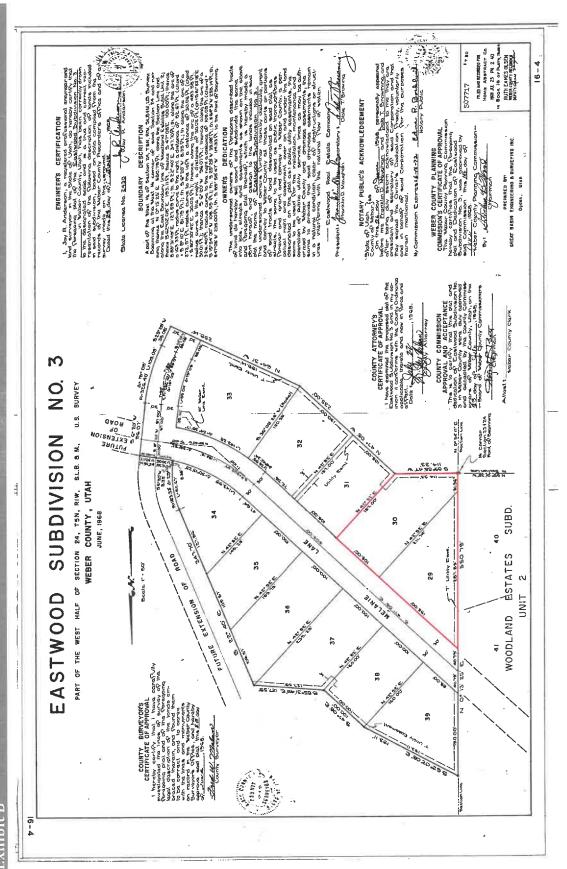


Exhibit B