



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 and 2 of Harper Estates Subdivision
Applicant: Lance Bingham
File Number: BPD 2022-02

Property Information

Approximate Address: 1141 S 4100 W, Ogden
Project Area: 2.22 acres
Zoning: A-1
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 15-647-0001, 15-647-0002

Adjacent Land Use

| | | | |
|---------------|-------------|---------------|--------------|
| North: | Residential | South: | Agricultural |
| East: | Residential | West: | Residential |

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agricultural Zones
- 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 1 and 2 of the Harper Estates Subdivision for development purposes only. The purpose of the request is to allow for the construction of an agricultural exempt building. Currently, state and county codes require a lot in a subdivision be at least 2 acres for the exemption. Once the properties are combined through this process, the owner may apply for an agriculture exemption for a land use permit.

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

General Plan: The West Central Weber County General Plan does not restrict the implementation of a Building Parcel Designation in this location.

Zoning: Both lots meet the minimum zoning requirements of the A-1 Zone.

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

- (a) *Separate adjoining lots within an approved subdivision plat may be combined for building purposes without filing a formal subdivision plat amendment. The original lot lines, as recorded, do not change.*
- (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 BPD2022-02. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A land use permit is required before construction may begin.

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

1. The proposal conforms to the Building Parcel Designation criteria.

Administrative Approval

The Planning Division grants administrative approval of BPD 2022-02 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: June 28, 2022



Rick Grover
Weber County Planning Director

Exhibits

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



Weber County



W3243638

E# 3243638 PG 1 OF 1

LEANN H KILTS, WEBER CTY. RECORDER
29-JUN-22 300 PM FEE \$.00 DC
REC FOR: WEBER COUNTY PLANNING

June 28, 2022

Notice of Building Parcel Designation

Legal Description

Lots 1 and 2 of Harper Estates Subdivision, Weber County, Utah.

RE: Land Serial # 15-647-0001, 15-647-0002

On June 28, 2022 the Weber County Planning Division approved a Building Parcel Designation for lots 1 and 2 of Harper Estates Subdivision



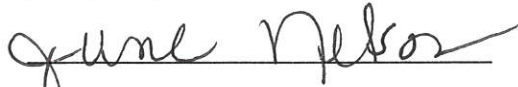
Rick Grover, Planner Director
Weber County Planning Division

Dated this 29 day of June, 2022

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 29 day of June, 2022, personally appeared before me Rick Grover the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public



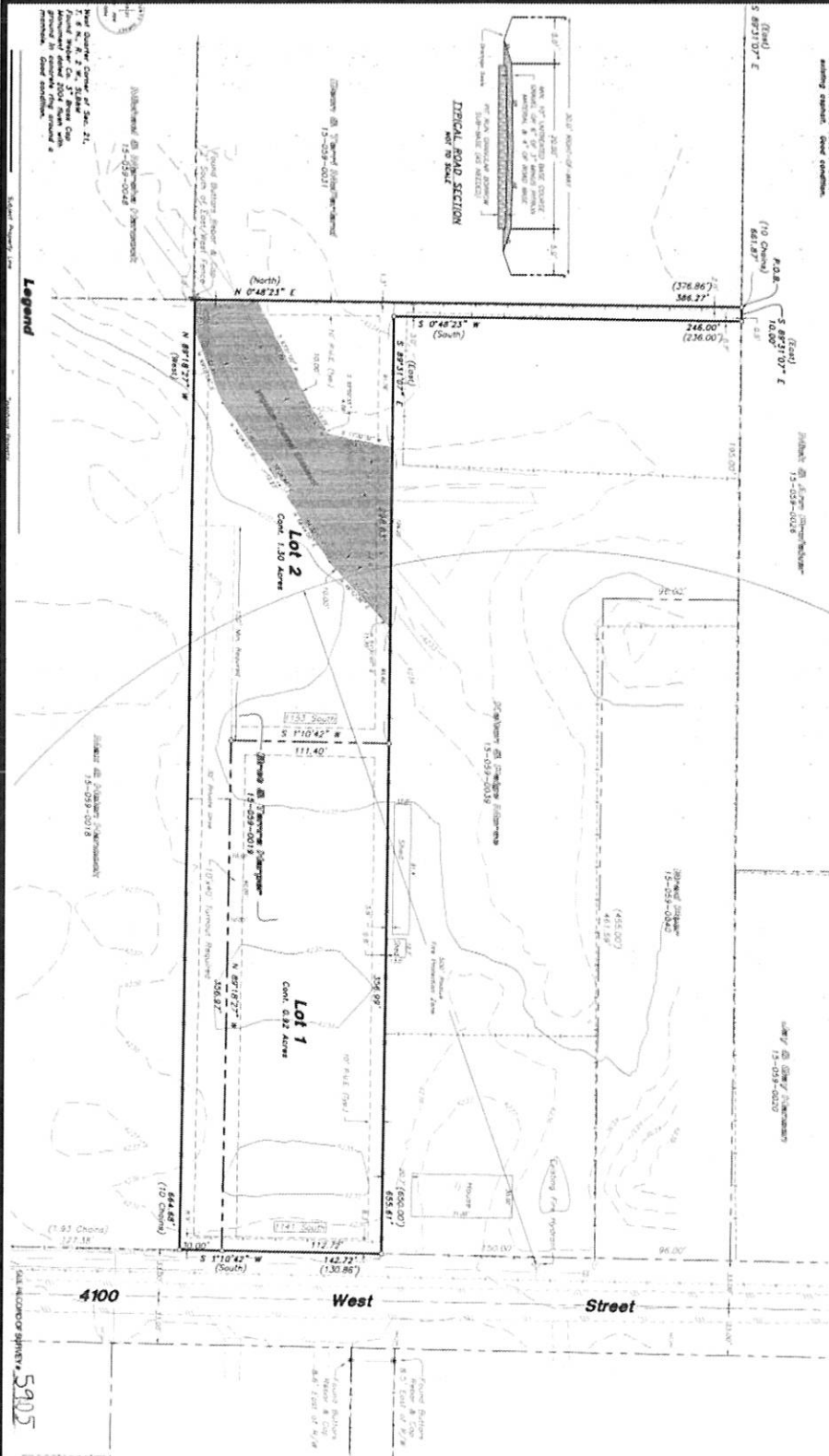
Residing at:





Harper Estates Subdivision

Weber County, Utah
 A Part of the Northwest Quarter of Section 21,
 Township 6 North, Range 2 West, Salt Lake Base & Meridian
 August 2017



TYPICAL ROAD SECTION
 15'-0" PAVEL
 15'-0" GRAVEL
 15'-0" ASPHALT

Legend
 --- Utility Lines
 --- Easements
 --- Other Boundaries

SURVEYOR'S

K. Greg Hansen, as Harper-Curry and Surveyor, of the State of Utah, in accordance with the provisions of the Utah Surveyors Act, Chapter 27, Title 48, Subchapter 2, Section 27-21-2, does hereby certify that this survey was made in accordance with the provisions of said Act, Chapter 27, Title 48, Subchapter 2, Section 27-21-2, and that the same is true and correct according to the best of his knowledge and belief.

Witness my hand and the seal of my office, at Salt Lake City, Utah, on this 28th day of August, 2017.

K. Greg Hansen P.L.S.
 Utah Surveyor License No. 128219

ACKNOWLEDGMENT

I, K. Greg Hansen, do hereby certify that this survey was made in accordance with the provisions of the Utah Surveyors Act, Chapter 27, Title 48, Subchapter 2, Section 27-21-2, and that the same is true and correct according to the best of my knowledge and belief.

Witness my hand and the seal of my office, at Salt Lake City, Utah, on this 28th day of August, 2017.

K. Greg Hansen P.L.S.
 Utah Surveyor License No. 128219

OWNER'S DEDICATION

Notice of the dedication of this portion of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, to the public use of the State of Utah, as a public road, and the same being a portion of the Harper-Curry Subdivision, is hereby acknowledged by the Surveyor, K. Greg Hansen, on this 28th day of August, 2017, in accordance with the provisions of the Utah Surveyors Act, Chapter 27, Title 48, Subchapter 2, Section 27-21-2, and the provisions of the Utah Public Use Act, Chapter 69, Title 72, Section 69-2-1.

 Harper-Curry

 K. Greg Hansen
 Surveyor

 State of Utah