

# STAFF REPORT

**Subject:** To purchase 0.182 acres (7,927 sq. ft.) from North Ogden City at approximately 2548 North 1550 East, which is adjacent to Lot 20 of Heritage Grove Subdivision Phase 3.

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The owner of the above referenced lot has proposed to buy a parcel containing 0.182 acres which is adjacent to his existing home. The proposed purchase is very similar to the one recently approved by the Planning Commission. This proposal is just west of the past sale and is similar in that the prior owner had crossed the existing lot line and landscaped City property and incorporated the land into his lot area. It is different in that the proposed purchase includes a small area of a temporary turnaround at the end of 1550 East Street.

The City granted a right of way to Lewis Barker in the past for access to his property to the east. This right of way may become a future street if the area is sold or developed by the city. The easement for the temporary turnaround is used by the city for street equipment and snow removal. This easement needs to remain in place for as long as the temporary turnaround is necessary. If the street is extended, the turnaround could be abandoned and the easement released by the City. Staff understands that the owner is OK with this arrangement.

There is also the requirement that the parcel must be connected to the existing lot 20 of the owner and may not be sold away unless it is reconnected to another adjacent parcel since it does not meet existing zoning requirements. A document called a "Building Parcel Designation" will need to be signed by the purchaser and recorded against each parcel in the office of the Weber County Recorder. The sale of the property also needs to be completed with North Ogden City.