



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

May 18, 2022
3:30 p.m.

1. Minutes: April 27, 2022

2. Administrative Items

2.1 UVP112421 Consideration and action on the application for final approval of Pasture Lane 1st Amendment.

Presenter Marta Borchert

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

thePlanningDivision Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Link for Packet: http://www.webercountyutah.gov/planning/meeting.php?meeting_id=828

April 27, 2022

Minutes of April 27, 2022, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 12:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner; June Nelson, Secretary

1. Minutes from April 20, 2022 Approved
2. Administrative Items

2.1 UVB032922 - Consideration and action on administrative approval of Brown's Subdivision 1st Amendment, a one-lot subdivision with a 16-acre remainder parcel not approved for development. **Presenter Felix Lleverino**

This is a proposal to amend Brown's Subdivision. The amendment would effectively create a one-lot subdivision, with a 16-acre remainder parcel not approved for development. The landowner intends to reserve the remainder parcel for farm ground at present and potential future development. No Public Utility easement will need to be vacated or realigned with the amendment. Both the building lot and the remainder parcel possess access from 2500 North Street, a public county road.

The Lance Roylance Subdivision abuts this development on the west. There is potential for a future neighborhood on the land abutting to the east. The County Planning Division recommends that Brown's Subdivision Amendment preserve a public ROW easement that connects to the existing ROW easement within the Lance Roylance Subdivision. However, at this time the Planning Division will not require right-of-way dedication because the remainder parcel is not a building lot.

Staff recommends approval of Brown's Subdivision 1st Amendment, a one-lot subdivision with a 16-acre remainder parcel not approved for development.

Administrative approval from the Planning Division is subject to the following conditions:

1. The County Commission will accept the area dedicated to the public ROW 2500 South Street and sign the final plat.
2. The owner shall enter into a deferral agreement for curb gutter and

sidewalk. The recommendation is based on the following findings:

1. This subdivision amendment is not in conflict with the Ogden Valley General Plan.
2. The public interest or any person will not be materially injured by the proposed subdivision amendment.
3. The amended subdivision plat complies with all local and state ordinances.

Administrative final approval of Brown's Subdivision 1st Amendment 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: April 27, 2022

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on the application for final approval of Pasture Lane 1 st Amendment
Agenda Date:	Wednesday, May 18, 2022
Applicant:	Marty Walker
Representative:	Tyson DeMeyer
File Number:	UVP112421

Property Information

Approximate Address:	2864 N 3500 E, Eden
Project Area:	2.91 acres
Zoning:	FV-3
Existing Land Use:	Common Area
Proposed Land Use:	Residential
Parcel ID:	22-023-0078 22-023-0136
Township, Range, Section:	T7N, R1E, Section 29

Adjacent Land Use

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

Staff Information

Report Presenter:	Marta Borchert mborchert@webercountyutah.gov 801-399-8761
Report Reviewer:	SB

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14, Forest Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

Background and Summary

This is a proposal to combine lot 1 of Pasture Lane Subdivision with parcel number 220230078 in order to build a single-family dwelling. Both parcels that are being combined are considered “Lots of Record”. If the owner does not memorialize the second development right, it will be relinquished once the plat records. A plat note may be added to the plat, that states that there is an additional development right, that may be transferred once an ordinance exists to allow the transfer.

The Weber County Land Use Code (LUC) §101-1-7 identifies a subdivision amendment of five or fewer lots as a “Small Subdivision” which can be administratively approved by the Planning Director. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Valley (FV-3) Zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-14-1 as:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The proposed building lot is 2.91 acres (the current lot is 1.45 acres). The proposed building lot is 377.60 feet in width, exceeding the zoning minimum of 150 feet.

Culinary Water, Secondary Water, Septic System approvals: The proposal does not create any new lots, as such, water, secondary, and septic approvals are not required at subdivision level.

Sensitive Lands: The proposal does not have any geologic hazards, streams, or floodplain located on the lot.

Review Agencies: The Weber County Engineering Division and Weber Fire District have granted conditional approval. The Surveyor's office will review the final plat once administrative approval of the subdivision is granted. Final subdivision approval will be granted from Planning, Engineering, and Surveying after all conditions have been met.

Staff Recommendation

Staff recommends final approval of Pasture Lane Farms Subdivision 1st Amendment. This recommendation for approval is subject to all applicable review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision will need to have a deferral for curb, gutter and sidewalk
3. The proposed subdivision complies with applicable County ordinances.

Administrative Approval

Administrative final approval of UVP112421 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: _____

Weber County Planning Director

Location Map 1

