



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on final approval of TDP Subdivision  
**Agenda Date:** Tuesday, August 28, 2012  
**Applicant:** Lance Roylance  
**File Number:** UVT 080712

### Property Information

**Approximate Address:** 5300 East 2625 North  
**Project Area:** 3 Acres  
**Zoning:** Agricultural Valley Zone (AV-3)  
**Existing Land Use:** Agriculture  
**Proposed Land Use:** Residential  
**Parcel ID:** 22-045-0037, 0054, 0055, 0058, 0059  
**Township, Range, Section:** T7N, R1E, Section 34

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Agricultural
<b>East:</b> Residential	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Sean Wilkinson  
swilkinson@co.weber.ut.us  
801-399-8765  
**Report Reviewer:** JG

## Applicable Ordinances

- Weber County Zoning Ordinance Chapter 5-B (AV-3 Zone)
- Weber County Subdivision Ordinance

## Background

TDP Subdivision is a one lot subdivision located at approximately 5300 East 2625 North in Eden. The proposed subdivision meets the lot area and lot width requirements of the AV-3 Zone. A five acre remainder parcel, which is not approved for development, is located on the western boundary of the subdivision. When this remainder parcel is developed an extension of 2625 North Street to the western property boundary will be required. Culinary water is provided by the Eden Waterworks Company, secondary water is provided by the Wolf Creek Irrigation Company, and waste water treatment is provided by a Wisconsin Mound septic system. Review agency requirements must be addressed prior to this subdivision being placed on the County Commission agenda for final approval.

## Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

## Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber Fire District
- Requirements of the Eden Waterworks Company and the Wolf Creek Irrigation Company

## Staff Recommendation

Staff recommends final approval of TDP Subdivision, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies.

## Exhibits

- A. TDP Subdivision Plat Map
- B. Review Agency Comments

## Location Map

