



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: 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.

Agenda Date: Wednesday, April 27, 2022

Applicant: Taylor Lewis

File Number: UVB032922

Property Information

Approximate Address: 5242 E 2500 N, Eden

Project Area: 19.8 acres

Zoning: AV-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 22-190-0002, 22-190-0002, 22-190-0003

Township, Range, Section: T7N, R1E, Section 34

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fileverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agricultural Zones
- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

Brown's Subdivision was recorded on March 7th, 2002 as a three-lot subdivision.

On April 27, 2022, Brown's Subdivision 1st Amendment was considered for final approval from the Planning Director.

Background and Summary

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.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging residential development for a mix of housing types, sizes, and incomes (2016 Ogden Valley General Plan, Land Use Principle 1.4).

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. The purpose and intent of the Agricultural Valley zone are identified in the LUC §104-12-1 as:

The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:

- 1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
- 2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
- 3. Direct orderly low-density residential development in a continuing rural environment.*

The minimum lot size in the AV-3 zone is three acres and the minimum lot width is 150 feet. Both lots within this development comply with the zoning site development standards.

Mandatory Services: The building lot does not require a will-serve or feasibility letter due to it containing a built home and sufficient existing services.

Review Agencies: The County Engineering Department has posted conditional approval. Final subdivision approval will be granted from Planning and Engineering after several minor subdivision plat revisions are completed. The Weber Fire District has posted approval.

Staff Recommendation

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 Approval

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 27th, 2022



Rick Grover
Weber County Planning Director

Exhibits

A. Brown's Subdivision 1st Amendment

Location Map 1



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**

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Date of Administrative Approval: April 27, 2022

Rick Grover

Rick Grover
Planning Director

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**April 27, 2022
12:00 p.m.**

1. Minutes: April 20, 2022

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Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

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

the Planning Division 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
