



# 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<sup>st</sup> 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

|                           |                           |
|---------------------------|---------------------------|
| <b>North:</b> Residential | <b>South:</b> Residential |
| <b>East:</b> Residential  | <b>West:</b> 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 1<sup>st</sup> 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

