



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 18, 2020

4:00 to 5:00 p.m.

<https://us02web.zoom.us/j/81801750374>

1. **UVH 101420 – Consideration and action on a request to amend the “No Access Line” for Lot 105 of The Highlands at Wolf Creek Phase 7.**
2. **UVT 101320 – Consideration and action to approve an amendment to lot 114 of Trappers Ridge at Wolf Creek Phase 6 by enlarging the lot by 660 square feet.**
3. **LVC 092620 – Consideration and action on final approval of Cash Cow Subdivision, a small development with two residential lots.**
4. **UVR10092020: Consideration and action for final plat approval of River Ranch Subdivision Amendment to Lot 8.**
5. **UVL2020-0903: Request for final approval of the Lance Roylance Subdivision 2nd Amendment.**

The regular meeting will be held VIRTUALLY via Zoom Video Conference. Please access this VIRTUAL meeting by navigating to the following web/link in a web browser:

<https://us02web.zoom.us/j/81801750374>

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791





Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on final plat approval of Highlands at Wolf Creek Phase 7 1st Amendment. Amending the designated access line from Wildflower Court to Porcupine Drive.
Type of Decision:	Administrative
Agenda Date:	Wednesday, November 18, 2020
Applicant:	Dudley Anderson Jr. (owner)
File Number:	UVH101420

Property Information

Approximate Address:	5852 E Wildflower Court, Eden
Project Area:	.59 acres
Zoning:	Ogden Valley Residential Estates Zone (RE-15)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-248-0001
Township, Range, Section:	T7N, R1E, Section 23

Adjacent Land Use

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

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Ordinances

- Title 106, Subdivisions, Chapter 1-8 as applicable

Development History

- Highlands at Wolf Creek Phase 7 was recorded on December 20, 2005.
- Application for Highlands at Wolf Creek Phase 7 1st Amendment was submitted October 14th 2020

Background and Summary

Mr. Anderson, the owner, is requesting final approval of an amendment to lot 105 of The Highlands at Wolf Creek Phase 7. The amendment will relocate the "No Access Line" thereby allowing sole access from the public right-of-way named Porcupine Ridge Drive.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Residential Estates Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 zone are identified in the LUC §104-29-1 as:

"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

As part of the subdivision review process, this plat amendment has been reviewed against the current subdivision ordinance in LUC §106, and the standards in the RE-15 zone in LUC §104-3 to ensure adherence to all land use regulations.

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

Natural Hazards Areas: The proposed subdivision is located in a Zone “X” as determined by FEMA to be within the 500-year floodplain.

Culinary water and sanitary sewage disposal: This amendment to lot 105 is limited to relocating the access line from Wildflower Court to Porcupine Ridge Drive. This established development lot possesses approval to connect to Wolf Creek Water and Sewer District.

Review Agencies: The Weber County Engineering Division, Weber Fire District, have reviewed and approved the proposal. The Weber County Surveyor’s Office has submitted comments that will be addressed by a revised dedication plat.

Tax clearance: The 2019 property taxes have been paid in full.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final approval of the Highlands at Wolf Creek Phase 7 1st Amendment. Amending the designated access line from Wildflower Court to Porcupine Drive. This recommendation for approval is subject to all applicable review agency requirements.

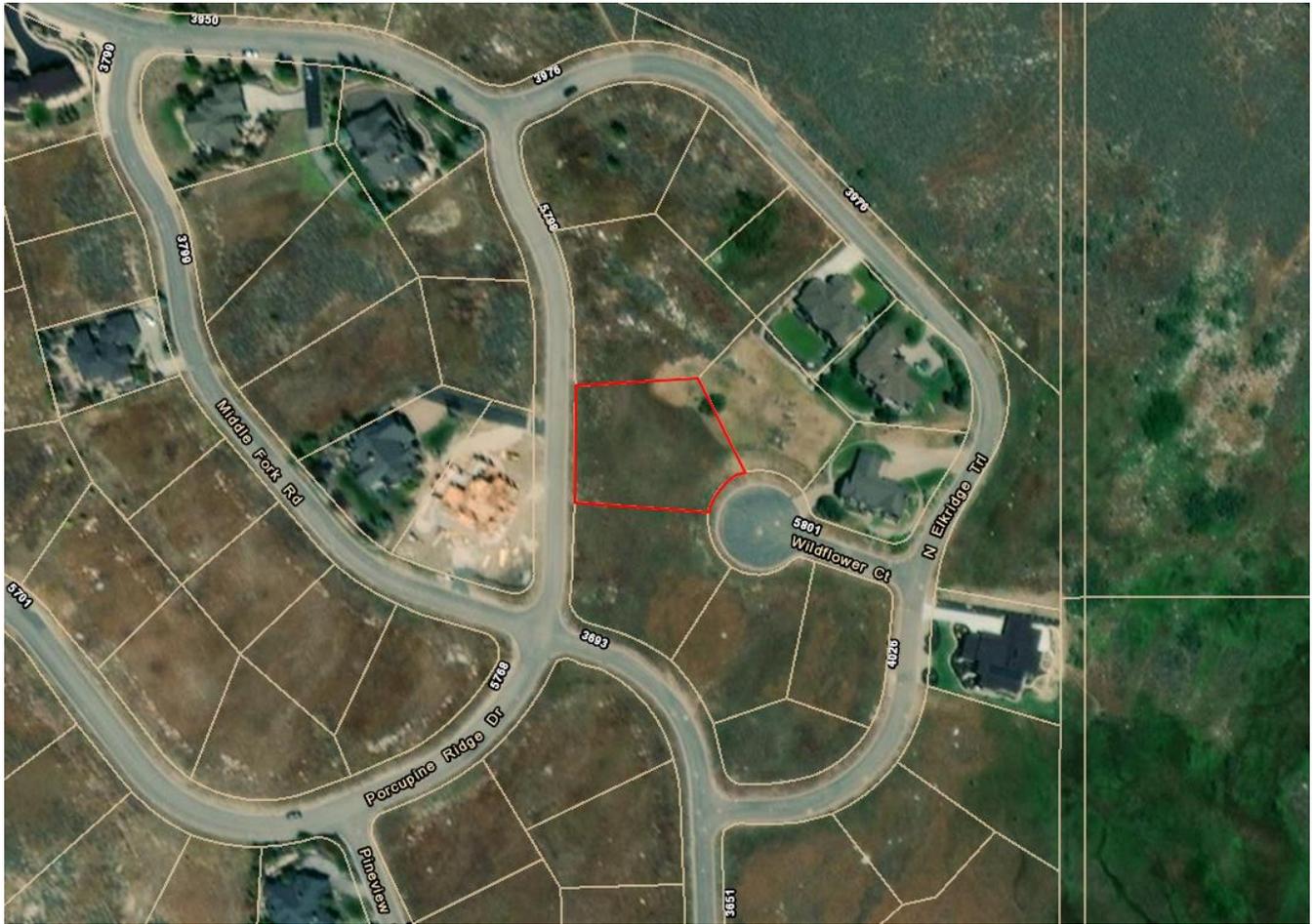
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

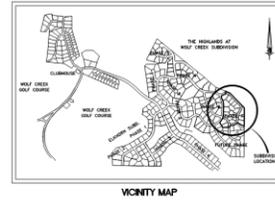
Exhibits

- A. Highlands at Wolf Creek Phase 7 1st Amendment
- B. Highlands at Wolf Creek Phase 7 Subdivision Plat (2005)
- C. Recorder’s Plat

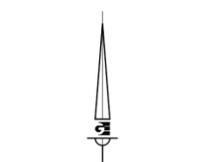
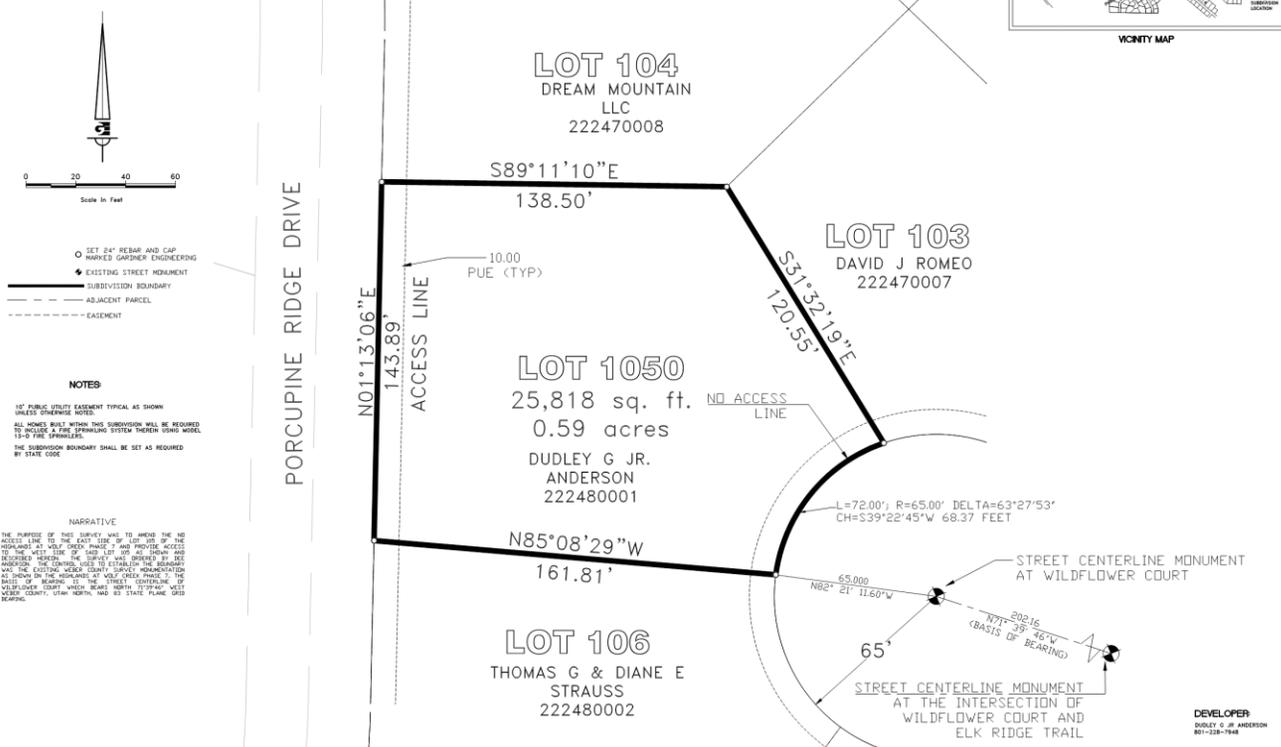
Location Map 1



THE HIGHLANDS AT WOLF CREEK PHASE 7 FIRST AMENDMENT
 AMENDING LOT 105
 PART OF THE SOUTHWEST 1/4 OF SECTION 23
 T7N, R1E, S18&M, U.S. SURVEY
 WEBER COUNTY, UTAH
 OCTOBER 2020



BOUNDARY DESCRIPTION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 105 OF THE HIGHLANDS AT WOLF CREEK PHASE 7 BEING LOCATED NORTH 82°21'11" WEST 65.00 FEET FROM THE STREET CENTERLINE MONUMENT OF WILDFLOWER COURT RUNNING THENCE NORTH 89°50'59" WEST 161.81 FEET; THENCE NORTH 01°13'06" EAST 143.89 FEET; THENCE SOUTH 89°11'10" EAST 138.50 FEET; THENCE SOUTH 31°32'19" EAST 120.55 FEET; THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 72.00 FEET HAVING A CENTRAL ANGLE OF 82°27'51" WITH A CHORD BEARING SOUTH 79°02'51" WEST 88.37 FEET TO THE POINT OF BEGINNING CONTAINING 25,818 SQUARE FEET OR 0.59 ACRES MORE OR LESS.



- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ EXISTING STREET MONUMENT
- SUBDIVISION BOUNDARY
- - - ADJACENT PARCEL
- - - EASEMENT

NOTES
 1" PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.
 ALL CORNER BOUNDS WITH THIS SUBDIVISION WILL BE REQUIRED TO INCLUDE A FIRE SPRINKLING SYSTEM THEREIN USING WELLS 15-0" PIPES.
 THE SUBDIVISION BOUNDARY SHALL BE SET AS REQUIRED BY STATE CODE.

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO AMEND THE NO ACCESS LINE TO THE EAST SIDE OF LOT 105 OF THE HIGHLANDS AT WOLF CREEK PHASE 7 AND PROVIDE ACCESS TO THE WEST FOR THE SUBJECT LOT. THE SURVEY WAS ORDERED BY DUDLEY G. ANDERSON, THE OWNER, TO ESTABLISH THE BOUNDARY WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN IN THE RECORDS OF WOLF CREEK PHASE 7, THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, WITH THE STATE PLAT USE BEARING.

SURVEYOR'S CERTIFICATE
 I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED IN THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE HIGHLANDS AT WOLF CREEK, PHASE 7, FIRST AMENDMENT, IN ACCORDANCE WITH SECTION 17-22-17 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE MONUMENT, SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.
 SIGNED THIS _____ DAY OF _____, 2020.



KLINT H. WHITNEY, PLS. NO. 8227228

OWNER'S DEDICATION
 WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT, THE HIGHLANDS AT WOLF CREEK, PHASE 7, FIRST AMENDMENT.
 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND TO BE USED AS PUBLIC THOROUGHFARES, AND DO HEREBY GRANT AND CONVEY TO THE MEMBERS OF THE HOMEOWNERS ASSOCIATION, AS THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER IN COMMON WITH THE OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
 AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAT AS PUBLIC UTILITY, STORM WATER RETENTION POND, DRAINAGE AND CANAL, MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WEBER WILDLIFE CHANNELS IN THEIR NATURAL STATE UNLESS OTHERWISE SPECIFIABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERIGED WITHIN SUCH EASEMENTS.
 SIGNED THIS _____ DAY OF _____, 2020

DUDLEY G ANDERSON JR.
 Prepared By: Gardner Engineering
 8875 S. ADAMS AVE.
 PARKWAY, SUITE 300
 CODY, UT 84203
 (801) 478-0302
 COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____ AT _____
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____
 BY _____ COUNTY RECORDER
 DEPUTY

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2020.
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

 SIGNATURE

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND OR LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS _____ DAY OF _____, 2020

 SIGNATURE

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 SIGNED THIS _____ DAY OF _____, 2020

 SIGNATURE

WEBER COUNTY ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 THIS _____ DAY OF _____, 2020
 CHAIRMAN, WEBER COUNTY COMMISSION

 SIGNATURE

ACKNOWLEDGEMENT
 STATE OF UTAH)
) COUNTY OF WEBER)
 On this _____ day of _____, 2020, before me, a Notary Public, personally appeared _____, whose name(s) (last/first) subscribed to this instrument, and acknowledged that (she/they) executed the same. Witness my hand and official seal.

 STAMP NOTARY PUBLIC

ACKNOWLEDGMENT (L.C.)
 STATE OF UTAH)
) COUNTY OF WEBER)
 ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF _____, L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND THE SAME _____ ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED _____

 STAMP NOTARY PUBLIC

PART OF THE SW.1/4, OF SECTION 23, T.7N., R.1E., S.L.B. & M.
THE HIGHLANDS AT WOLF CREEK PH 7

IN WEBER COUNTY
SCALE 1" = 50'

TAXING UNIT: 203

SEE PAGE 247

SEE PAGE 20

SEE PAGE 20



10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 63, PAGE 6 OF RECORDS.

SEE PAGE 20



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Trappers Ridge at Wolf Creek Phase 6, 2nd Amendment PRUD.
Type of Decision	Administrative
Agenda Date:	Wednesday, November 18, 2020
Applicant:	Rick Everson
File Number:	UVE081620

Property Information

Approximate Address:	5937 E Big Horn Parkway, Eden
Project Area:	.08 acres or 4290 Sq. ft.
Zoning:	Residential Estates (RE-15)
Existing Land Use:	Residential Subdivision
Proposed Land Use:	Residential Subdivision
Parcel ID:	22-261-0005
Township, Range, Section:	T7N, R1E, Section 26

Adjacent Land Use

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

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	RG

Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates RE-15)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District) Section 3 (Important Wildlife Habitat Areas)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Planned Residential Unit Development)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

Trappers Ridge Phase 6 PRUD was recorded on July 17th 2006.

Background

The applicant is requesting final approval of a 1-lot subdivision amendment to Trappers Ridge PRUD Phase 6. This is a proposal to expand the size of lot 114 by 660 square feet bringing the lot size from 3,630 to 4,290 square feet. This lot frontage on Big Horn Parkway, a public right-of-way. No additional roadway or subdivision improvements are part of this amendment. All public and subdivision improvements that are part of the original subdivision approval on July 17th 2006 are complete to a County Standard.

The proposal to enlarge the building pads into the open space reduces the total amount of open space of phase 6 by 660 square feet. The open space remaining after adjusting for the enlargement of the lot amounts to 66.65% combined between phases 5 and 6. The Weber County PRUD Code requires a minimum of 60% open space to be preserved.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-15 zone found in LUC §104-3. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity the Residential Development Implementation Plan 1:1 of the Ogden Valley General Plan.

Zoning: The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”

Natural Hazards: This proposal includes two studies to identify geologic hazards and to guide site preparations and excavations throughout the development. The Conclusions and Recommendation portion of the Geologic Reconnaissance Identify hazards and rate the severity of notable hazards. “Earthquake ground shaking and radon are the only hazards that may potentially affect all parts of the project area, while other hazards pose minimal risk.”

There are several recommendations to mitigate notable hazards.

1. It is generally recommended that the proposed structures be at-grade. For structures with basements, it is recommended that further site-specific ground-water levels be ascertained preceding development.
2. It is recommended that IGES observe the foundation excavation for all lots identified in this report.

The Geotechnical Investigation prepared by IGES, dated November 8, 2017, project number 01855-011, to assess the engineering properties and provide recommendations for development is available for review in the Weber County Planning Office.

Flood Zone: The entire development is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Sensitive Lands: The sensitive lands map indicates that this development is within an Important Wildlife Habitat Area. §LUP104-28-3 states the limits of disturbance, which are as follows:

1. Wildlife areas should have open space connectivity to larger open space areas,
2. Roads and development away from wildlife corridors,
3. Minimize fencing types that would inhibit movement of big game,
4. Retain native vegetation such as trees, native vegetation, and grading between built and natural areas, and
5. Re-seed disturbance areas with native vegetation.

Culinary, Irrigation, and Sanitary Services: Wolf Creek Water and Sewer District will serve culinary, irrigation, and sanitary services for Trappers Ridge.

Review Agencies: The Weber County Fire District and Weber County Engineering and Weber County Planning Division have approved this proposal. Weber County Surveyors are ready to file a record of survey and record the dedication with the accompanying deeds.

Tax Clearance: The 2019 property taxes for all the lot included in this amendment are paid in full.

Staff Recommendation

Staff recommends final approval of Trappers Ridge at Wolf Creek Phase 6, 2nd Amendment PRUD, consisting of 1 amended lot. This recommendation is based on the following conditions:

1. Before recording the subdivision plat, all Weber County review agency comments shall be addressed.

The following findings are the basis for staff's recommendations:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Trappers Ridge at Wolf Creek Phase 6, 2nd Amendment PRUD 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: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Trappers Ridge at Wolf Creek Phase 6, 2nd Amendment PRUD subdivision plat
- B. Geologic Report (select pages)

Area Map




IGES[®]

 Intermountain GeoEnvironmental Services, Inc.
 12429 South 300 East, Suite 100, Draper, Utah 84020
 T: (801) 748-4044 – F: (801) 748-4045

 4153 South Commerce Drive, SLC, UT 84107
 T: (801) 270-9400 – F: (801) 270-9401

May 18, 2017

Watts Enterprises
 5200 South Highland Drive, Suite 100
 Salt Lake City, Utah 84117
 Attn: Mr. Rick Everson

IGES Project No. 01855-010

Subject: Reconnaissance-Level Geologic Hazards Assessment
 Remaining Undeveloped Lots
 Trappers Ridge at Wolf Creek Subdivision, Phases 5, 6, and 7
 Eden, Utah

Mr. Everson:

At your request, IGES has performed a reconnaissance-level geologic hazard assessment for the remaining undeveloped lots of the Trappers Ridge at Wolf Creek Subdivision, Phases 5, 6, and 7, located in the city of Eden in Weber County, Utah (Figure A-1). This letter-report identifies the nature and associated risk of the applicable geologic hazards associated with the lots, based upon the results of the literature review and site reconnaissance conducted as part of this assessment.

INTRODUCTION

Phases 5 and 6 of the Trappers Ridge at Wolf Creek Subdivision are largely developed, with roadways and utilities installed and most residential lots developed, while Phase 7 is currently completely undeveloped and has no infrastructure yet. Remaining undeveloped lots within Phase 5 include Lots 70, 74, 76, 77, and 79. Remaining undeveloped lots within Phase 6 include Lots 110, 111, 112, 114, 115, 116, 117, 118, and 119. Phase 7 development is to include the construction of 20 residential homes (Lots 130 through 149), an extension of Big Horn Parkway, and the northernmost part of Telluride Road (Figure A-2). IGES recently completed an individual geologic hazard assessment for the Lot 110 property (IGES, 2017), so it is not included in this assessment.

It is our understanding that the proposed residential development will generally consist of two-story single-family residences founded on spread footings with slab-on-grade flooring. The Phase 5, 6, and 7 properties are located in the northwestern quarter of Section 26 of Township 7 North, Range 1 East, approximately 2 miles north of Pineview Reservoir. The properties are bound on the east by the developed Trappers Ridge Phases 1, 2, 3, and 4 lots, on the north by undeveloped Phase 8 property, and on the south and west by undeveloped farmland.

PURPOSE AND SCOPE

This study was performed as a reconnaissance-level geologic hazards assessment to identify any surficial or subsurface geologic hazards that may be extant on the remaining undeveloped

Areas with a high-risk determination always require additional site-specific hazard investigations and associated mitigation practices. For areas with a high-risk geologic hazard, simple avoidance is often considered.

The following are the results of the reconnaissance-level geologic hazard assessment for the remaining undeveloped lots within the Trappers Ridge Phases 5, 6, and 7 areas.

Landslides/Mass Movement/Slope Stability

On the geologic maps reviewed for this assessment, the predominant surficial geology of the property is mapped as various forms of mass-movement deposits, including colluvium and an older block landslide. Additionally, the landslide hazard maps that cover these properties show the properties within an area that contains landslide deposits undifferentiated from colluvial deposits. Though a mapped landslide scarp extends onto the southwestern part of the Phase 5 property and a younger mapped landslide extends into the south-central part of the Phase 6 property, none of the remaining undeveloped lots are located in these areas. No landslide hazards for the property were observed in the aerial imagery or during the site reconnaissance, and the shallowly exposed surficial materials observed during the site reconnaissance were consistent with the gravelly colluvial deposits (QTcg) denoted as being the block slide material. Slopes across these properties have an average gradient ranging between approximately 7:1 and 10:1 (horizontal to vertical), and as such do not warrant site-specific local slope stability analyses. Given this data, the site-specific landslide, mass-movement, and slope stability hazard associated with these properties is considered to be low.

It should be noted, however, that the surficial deposits that cover the properties are possibly underlain by the Norwood Tuff, a geologic unit known to be landslide-prone (Ashland, 2010). Additionally, the stability of the larger, older landslide mass within which the properties are contained is unknown and beyond the scope of work for this assessment.

Rockfall

No bedrock is exposed immediately upslope of any of the lots, therefore there is no rockfall source area. As such, the rockfall hazard associated with the property is considered to be low.

Surface-Fault-Rupture and Earthquake-Related Hazards

No faults are known to be present on or projecting towards the properties, and the closest mapped active fault to the properties is the Weber Segment of the Wasatch Fault Zone, located approximately 6.1 miles to the west of the western margin of the Phase 6 property (USGS and UGS, 2006). Given this information, the risk associated with surface-fault-rupture on the property is considered low.

The entire project area is subject to earthquake-related ground shaking from a large earthquake generated along the active Wasatch Fault. Given the distance from the Wasatch Fault, the hazard associated with ground shaking is considered to be moderate. Proper building design according to appropriate building code and design parameters can assist in mitigating the hazard associated with earthquake ground shaking.

Liquefaction

According to the existing geologic literature for the area, the risk associated with earthquake-induced liquefaction is expected to be low. However, both shallow groundwater and granular soils are possible to be present on the properties; therefore, we cannot preclude the possibility for liquefaction to occur onsite. A liquefaction study, which would include borings and/or CPT soundings to a depth of at least 50 feet, was not performed for this project and is not a part of our scope of work.

Debris-Flows and Flooding Hazards

The Phase 5, 6, and 7 properties are generally located on a broad topographic high between two drainages, and no alluvial fan deposits have been mapped on the property. Additionally, the properties are located outside of the 500-year floodplain for both of the drainages (FEMA, 2015a,b). Given this information, the risk associated with debris-flows and flooding hazards on the property is considered to be low. Though the Phase 5, Lot 70 property abuts the small gully near its northern margin, the drainage is considered to be too small to pose a flooding hazard, and the proposed residence is anticipated to be elevated several feet above the drainage, akin to what has been done with the developed residences present on Lots 69, 71, and 72.

Shallow Groundwater

Groundwater levels are currently unknown for the property; however, the presence of hydrophilic plants on a number of the lots suggests that shallow groundwater conditions do exist. The risk associated with shallow groundwater is to be considered high for any proposed residences that include basements. For any proposed residence that will be an on-grade structure (will not include a basement), the presence of shallow groundwater (if encountered) could necessitate localized dewatering for construction of foundations and/or utilities.

Radon

Limited data is available to address the radon hazard across the properties. However, at least one study (Solomon, 1996) shows the remaining undeveloped Phase 5 and Phase 6 lots within an area designated as having a moderate radon hazard. Though the Phase 7 lots are located outside of the Solomon (1996) study area, it is assumed that these lots also fall within an area designated as having a moderate radon hazard. As such, the radon hazard associated with all lots is considered to be moderate, and a site-specific radon hazard assessment is recommended for each individual lot to adequately address radon concerns across the properties.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the data collected and reviewed as part of this assessment, IGES makes the following reconnaissance-level conclusions regarding the geological hazards present at the remaining undeveloped lots of the Trappers Ridge Phases 5, 6, and 7 properties:

- **From a reconnaissance-level perspective, the remaining undeveloped lots of the Trappers Ridge Phases 5, 6, and 7 properties do not appear to have geological hazards that would adversely affect the development as currently proposed. This includes Lots 70, 74, 75, 76, and 77 of Phase 5, Lots 111, 112, and 114 through 119 of Phase 6, and Lots 130 through 149 of Phase 7. As such, no subsurface geologic**

hazards investigative methods are considered to be necessary for the properties preceding development, and the properties are considered buildable from a geologic perspective.

- Earthquake ground shaking, shallow groundwater, and radon are the only hazards that may potentially affect all parts of the project area, while other hazards pose minimal risk.
- Landslide, rockfall, surface-fault-rupture, debris-flow, and flooding hazards are considered to be low for all of the aforementioned lots.
- Groundwater levels are currently unknown, but are likely to be near-surface. Shallow groundwater hazards are considered to pose high risk to development for any proposed residences with a basement. Shallow groundwater is considered to pose minimal risk to development for any proposed residence that is to be an on-grade structure, though the presence of shallow groundwater (if encountered) could necessitate localized dewatering for construction of foundations and/or utilities.
- Published literature indicates that the liquefaction potential for the site is expected to be low. However, due to the likely presence of granular soils, unknown depth to groundwater, and the unknown character of the subsurface soils, the potential for liquefaction occurring at the site cannot be ruled out.

Given the conclusions listed above, IGES makes the following recommendations:

- To adequately address the radon hazard, a site-specific radon assessment for each individual lot is recommended.
- To avoid hazards associated with shallow groundwater, it is generally recommended that all of the proposed residences be on-grade structures without basements, unless site-specific subsurface data suggests otherwise. In some cases, residences with walk-out basements may be feasible without additional mitigation. For those residences that involve the construction of a basement, it is recommended that data regarding the anticipated groundwater levels be ascertained preceding development, such that appropriate mitigation practices for dealing with shallow groundwater hazards can be implemented (if necessary). If a basement is planned, a foundation drainage system is recommended.
- Though no landslide features were observed on the lots, the surficial deposits present across the Phase 5, 6, and 7 properties are mapped as being located within a larger block landslide mass and potentially underlain by the Norwood Tuff, which is a known landslide-prone unit. Individual lot owners should understand and accept that, while the potential for landslides impacting the site is qualitatively assessed to be low, considering these items of note, the risk associated with landslide is not zero. Additionally, it is recommended that IGES observe the foundation excavation for all lots identified in this report to assess subsurface soil conditions and to assess the presence of evidence of any

near-surface landslide-related features that may pose a localized threat to development on the lots.

- Given that many of the lots have excavation-induced breaks in slope present on them, appropriate grading measures are necessary on a lot-by-lot basis to reduce the risk that residences are susceptible to potential small-scale localized slope instabilities. For all lots in which these features are present, a setback of the proposed structure from the steeper slope of at least 15 feet is recommended, measured horizontally from the bottom of the foundation to the face of the slope. Additionally, reducing the risk of over-steepened slopes may include retaining walls, rockeries, and/or grading of the slope to a 2:1 H:V gradient.

LIMITATIONS

The conclusions and recommendations presented in this report are based on limited geologic literature review and site reconnaissance, and our understanding of the proposed construction. It should be noted that these conclusions are based solely upon the readily-available geological data available at the time of the preparation of this report. It is possible that geologic hazards are present that may not be identified until construction activities expose adverse geologic conditions. Therefore, the geologic hazard classifications as denoted in this report are potentially subject to change with data collected from site-specific excavations across the property. This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

CLOSURE

We appreciate the opportunity to provide you with our services. If you have any questions, please contact the undersigned at your convenience at (801) 748-4044.

**Respectfully Submitted,
IGES, Inc.**

Prepared by:



Peter E. Doumit, P.G., C.P.G.
Senior Geologist

Reviewed by:

David A. Glass, P.E.
Senior Geotechnical Engineer



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of the Cash Cow Subdivision, a two-lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, November 18, 2020

Applicant: William F. and Jana Colvell, owner

File Number: LVC 092620

Property Information

Approximate Address: 3952 N 3175 W, Ogden UT

Project Area: 2.5 acres

Zoning: Agriculture (A-1) Zone

Existing Land Use: Agriculture

Proposed Land Use: Residential, Agriculture

Parcel ID: 19-010-0085

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North: Agriculture	South: Agricultural/Residential
East: Agricultural/Residential	West: Agricultural/Residential

Staff Information

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

Report Reviewer: SB

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 5 (A-1 Zone)
- Title 106 (Subdivisions)

Development History

Alternative access approval to create a private drive was granted in a public meeting held on February 11, 2020.

An administrative approval meeting was held for Cash Cow Subdivision on October 28th, 2020. It was tabled to get more information from Engineering and the Fire Marshall.

To address the Engineer’s question: There was concern from Mr. Kenedy, a neighbor, that the location of the power pole will cause an issue with access to this property. The County Engineering Department is not responsible for the location of the power pole since it is owned by Rocky Mtn Power, and if the power pole is within the private right-of-way, it is the responsibility of the private party to arrange the relocation of the power pole with Rocky Mountain Power.

To address the Fire Marshall question: There was concern from a neighbor that 3175 West street, a private road, is not sufficient for fire access. The Fire Marshall’s review to address this question is as follows:

“The existing road of 3175 West was approved years ago and it would be difficult to make the owners widen that entire road, it still is wide enough to access properties in emergencies. If 3175 w. ever becomes a county road consideration should be given to have it upgraded to county standards. As for the access going into the lots from 3175 W., as long as there is 26’ of drivable surface it’s approved. A hydrant will probably be required when a house is proposed on the east lot. The turn-around still needs to be approved. Make sure the hammerhead meets code.”

Background and Summary

The applicant is requesting final approval of the Cash Cow Subdivision, a two-lot subdivision located at approximately 3952 North 3175 West in the A-1 Zone. This development plan includes a private drive on the south side of the parcel which will provide access to lot two of Cash Cow Subdivision.

The subdivision plat indicates a 30' by 162.5' or 4,875 square foot area dedicated to the public right-of-way called 3175 West Street.

Culinary water will be provided by Bona Vista Water Improvement District and each property will have an individual septic system.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by preserving the rural character of Western Weber County by creating large lots that allow for the presence of animals.

Zoning: The subject property is located in an Agricultural Zone A-1 zone. That land use requirements for this zone are stated in the LUC§ 104-5 as follows:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC 106 chapter 1, and the standards in A-1 zone LUC 104-5-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1) The proposed subdivision will not create any new public streets.

Lot area, frontage/width, and yard regulations: In the LUC §104-7-6, the A-1 zone requires a minimum lot area of 40,000 sq. ft. and a minimum lot width of 150'.

Each lot within the Cash Cow subdivision meets the minimum acreage and width requirements of the A-1 zone.

Culinary water and sanitary sewage disposal: Bona Vista Water Improvement District will provide culinary water to each lot with six conditions of approval (see Exhibit B). The Weber-Morgan Health Department has provided a Septic Feasibility letter for lots 1 and 2 of Cash Cow Subdivision (see Exhibit C).

Secondary water shares: The applicant owns a 6.6 acre-feet water allotment.

Review Agencies: Planning, Engineering, Surveying, Weber Fire, and the Weber-Morgan Health Departments have reviewed the proposed subdivision. Minor revisions to the dedication plat and proof of secondary water are requested by Planning and Engineering.

Public Notice: Public notice was sent by mail to all property owners within 500 feet of the subject property.

Staff Recommendations

Staff recommends final approval of the Cash Cow Subdivision, a two-lot subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The owner enters into a deferral agreement for curb, gutter, and sidewalk.
2. The alternative access road and hammer-head turn-around shall be designed to meet the Fire Marshall requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of Cash Cow Subdivision 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: _____.

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Bona Vista will-serve letter
- C. Septic Feasibility Letter

Map 1





Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

October 28, 2020

To Whom it May Concern;

RE: AVAILABILITY LETTER FOR Cash Cow

This development is located at approximately 3952 North 3175 West in Unincorporated Weber County and consists of 2 lots. The Bona Vista Water District does have culinary water available for this development.

Please note:

- A letter from the Fire Department stating that a flow test is not required will need to be provided to the District as soon as possible.
- An annexation fee of \$1,000 is applicable.
- Proof of secondary water for outside use will need to be provided prior to requesting a connection.
- A culinary water connection for domestic purposes only is available. The fee at this time for a standard residential connection is \$2,433.60.
- The owner or contractor will need to furnish all materials and labor to run the service line. The District will furnish and set the water meter. All materials and workmanship must be in accordance with the Water District's specifications which are made available in our office.
- A residential water connection agreement form must be filled out, and all fees must be paid before culinary water service will be made available.

If you have any questions or concerns, I can be reached at 801-621-0474 ext. 207.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

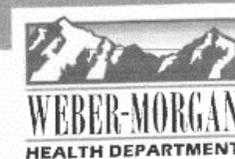
Scott VanLeeuwen, Chairman – Marriott/Staterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickmore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Administrative Manager

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director

August 24, 2020



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: William Colvell
3952 N 3175 W
Parcel #19-010-0085
Soil log #14905

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Bona Vista Water District, an approved community water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Area of Test Pits 1 & 2:

Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System or a Packed Bed Media Treatment System followed by an At-Grade or Drip Irrigation Absorption Area as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.25 gal/ft²/day for a Wisconsin Mound absorption area, or 0.5 gal/ft²/day for an At-Grade or Drip Irrigation absorption area as required for the loam, granular structure soil horizons.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**: application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Ryan Klinge
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | www.webermorganhealth.org



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final plat approval of River Ranch Subdivision 2nd Amendment.		
Type of Decision:	Administrative		
Agenda Date:	Monday, November 18, 2019		
Project Area:	12.198 acres		
Zoning:	Forest Valley Zone (FV-3)		
Existing Land Use:	Residential Vacant		
Proposed Land Use:	Residential		
Parcel ID:	21-098-0007		
Township, Range, Section:	T6N, R2E, Section 16 SW, 21 NW		

Adjacent Land Use

North:	Residential Vacant	South:	Eagle Way South St.
East:	Residential	West:	Vacant/Agricultural

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 17 Forest Valley Zone (FV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- River Ranch Subdivision was recorded 8/5/2003
- River Ranch Subdivision 1st Amendment was recorded 11/8/2017.

Background and Summary

The Planning Division recommends final approval of River Ranch 2nd Amendment, expanding the designated building envelope.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan 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 encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Forest Valley Zone more particularly described as the FV-3 zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-17-1 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the FV-3 zone in LUC §104-14 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The FV-3 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential structure. The proposed amendment will not alter the lot lines of the existing lot 8. The following development standards will be reviewed upon submittal for land use approval for a residential building:

- Front yard setback: 30 feet
- Side yard setback: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

The existing lot configuration, is not changing, only the buildable area within the existing lot boundaries.

Natural Hazards Areas: The majority of the existing subdivision is located in a Zone “X” as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone “X” are typically areas in which no analysis of flood hazards have been conducted. There is a flood easement recorded on either side of the south branch of the south fork of the Ogden River is located in Zone AE as determined by FEMA. The plat proposed plat shows no change in the existing flood easement, which prohibits development within this easement (LUC 104-28-2(b) *“No structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The high water mark shall be determined by the Weber County engineer. The areas within the setback shall be maintained in a manner that protects the quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream.”*

Culinary water and sanitary sewage disposal: There is existing development, therefore, no feasibility letters were required to be submitted with this application.

Review Agencies: The Weber County Engineering Division and Weber Fire District have approved the proposal. The Weber County Surveyor’s Office has reviewed, but not yet approved this project. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax clearance: The 2019 property taxes have been paid in full. The 2020 property taxes will be due in full on November 30, 2020.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the River Ranch Subdivision 2nd Amendment, expanding the designated building envelope. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of River Ranch Subdivision 2nd 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: _____

Rick Grover
Weber County Planning Director

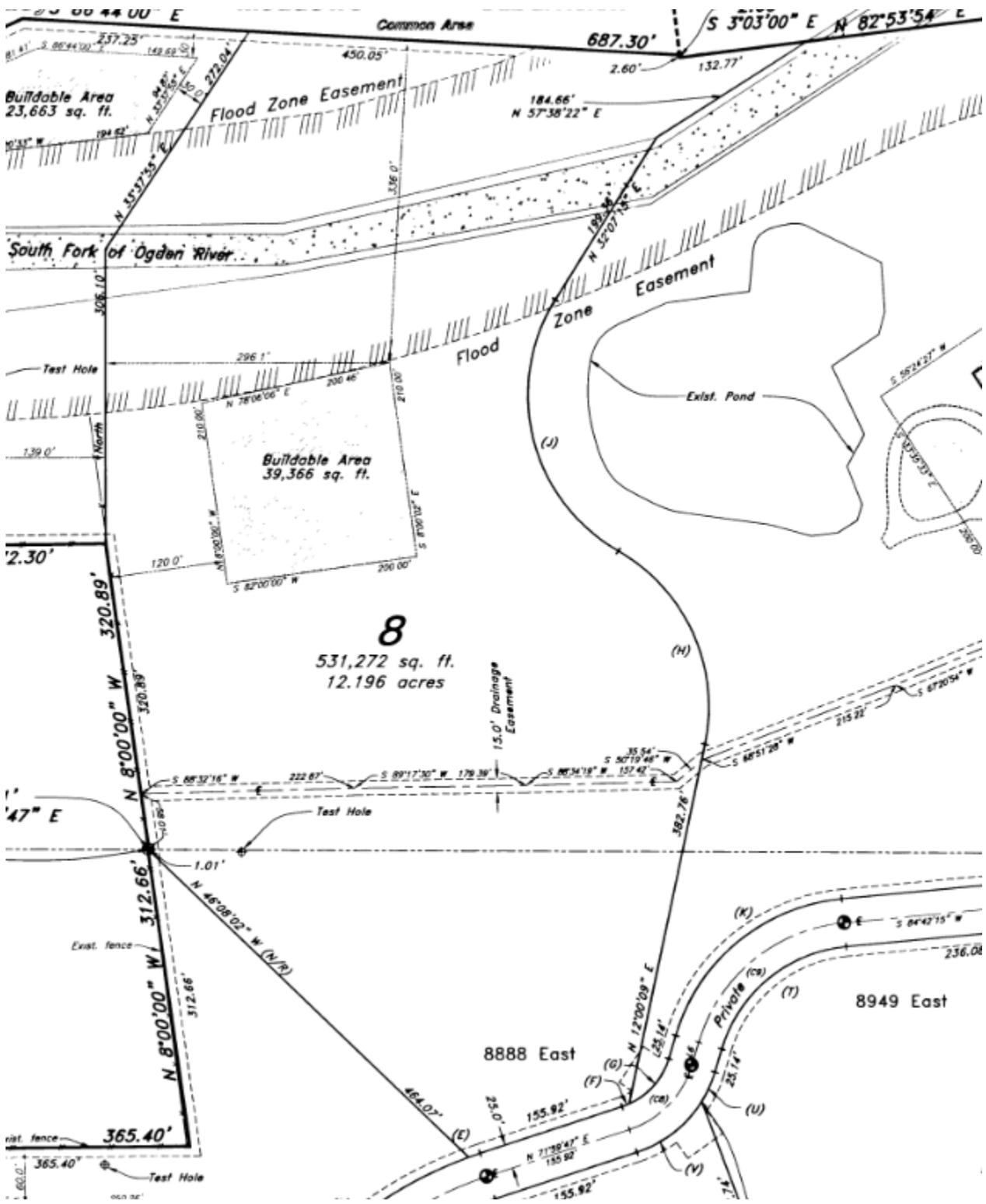
Exhibits

- A. Current and Proposed Buildable Area for Lot 8.
- B. Subdivision Application

Location Map 1



Exhibit A - Current and Proposed Lot 8 Buildable Area



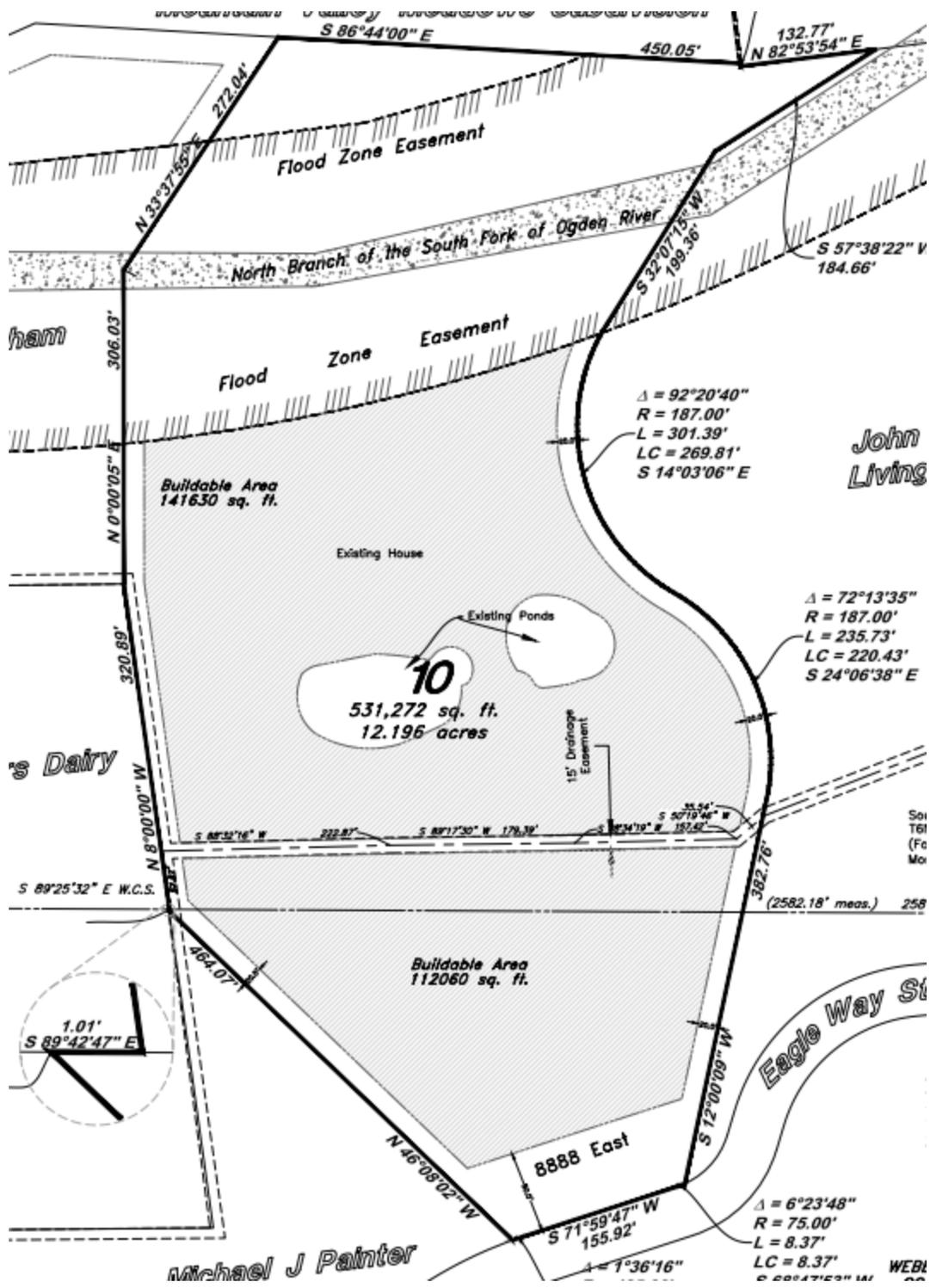


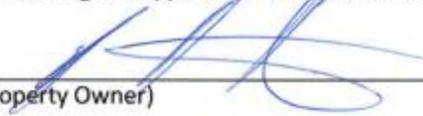
Exhibit B – Subdivision Application

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name River Ranch		Number of Lots 1	
Approximate Address 8888 Eagle Way Huntsville, UT 84317		Land Serial Number(s) 21-098-0007	
Current Zoning FV 3	Total Acreage 12.2		
Cullinary Water Provider Well	Secondary Water Provider Well	Wastewater Treatment Septic	
Property Owner Contact Information			
Name of Property Owner(s) <small>Timothy M. Hutter and Tamra F. McQueen Hutter</small>		Mailing Address of Property Owner(s) 8888 Eagle Way Huntsville, UT 84317	
Phone 760-310-2289	Fax		
Email Address timhutter@sbcglobal.net		Preferred Method of Written Correspondence Email Fax Mail email	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Tim Hutter		Mailing Address of Authorized Person 8888 Eagle Way Huntsville, UT 84317	
Phone 760-310-2289	Fax 760-874-2875		
Email Address timhutter@sbcglobal.net		Preferred Method of Written Correspondence Email Fax Mail email	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Great Basin Engineering		Mailing Address of Surveyor/Engineer 5746 S 1475 E #200 South Ogden, UT 84403	
Phone 801-394-4515	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax Mail mail	
Property Owner Affidavit			
<p>I (We), <u>Timothy M. Hutter and Tamra F. McQueen Hutter</u>, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 _____ (Property Owner)		 _____ (Property Owner)	
Subscribed and sworn to me this <u>9</u> day of <u>OCTOBER</u> , 20 <u>20</u>			

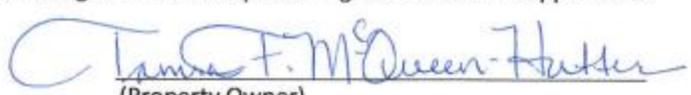
Authorized Representative Affidavit

Timothy M. Hutter and Tamra F. McQueen Hutter

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Tim Hutter, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as out agent in matters pertaining to the attached application.

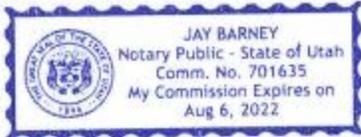


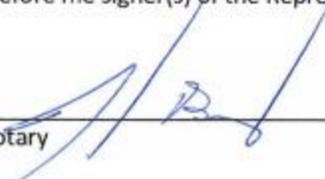
(Property Owner)



(Property Owner)

Dated this 9th day of Oct, 2020, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.





Notary



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final plat approval of Lance Roylance Subdivision 2nd Amendment.	
Type of Decision:	Administrative	
Agenda Date:	Monday, November 18, 2019	
Project Area:	8.76 acres	
Zoning:	Agricultural Valley Zone (AV-3)	
Existing Land Use:	Residential Vacant	
Proposed Land Use:	Residential	
Parcel ID:	22-315-0001, 22-045-0061	
Township, Range, Section:	T7N, R1E, Section 34 NE	

Adjacent Land Use

North:	Residential Vacant	South:	Residential
East:	Residential/2625 North St.	West:	Residential/Agricultural

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Lance Roylance Subdivision was recorded 1/13/2009
- River Ranch Subdivision 1st Amendment was recorded 3/6/2013.

Background and Summary

The Planning Division recommends final approval of Lance Roylance 2nd Amendment, creating an additional lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan 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 encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Agricultural Valley Zone more particularly described as the AV-3 zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

“The purpose of the AV-3 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the AV-3 zone in LUC §104-6. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The AV-3 Zone has a minimum lot area of 3 acres, and a minimum lot width requirement of 150 feet, per LUC §104-29-2(h) for a single family residential structure. The proposed amendment will adjust the southern boundary of the existing lot 2 in the Lance Roylance Subdivision 1st Amendment, as well as create an additional lot to the south. The following development standards will be reviewed upon submittal for land use approval for a residential building:

- Front yard setback: 30 feet
- Side yard setback: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

Natural Hazards Areas: The majority of the existing subdivision is located in a Zone “X” as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone “X” are typically areas in which no analysis of flood hazards have been conducted. This parcel is not located in a geologic hazards study area.

Culinary water and sanitary sewage disposal: Eden Waterworks has provided final approval for culinary water, and Weber-Morgan Health Department has provided feasibility for a septic system.

Review Agencies: The Weber County Engineering Division, Weber County Surveyor, Weber-Morgan Health Department have all reviewed, but not yet approved this proposal. Weber Fire District has approved the proposed subdivision. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax clearance: The 2019 property taxes have been paid in full. The 2020 property taxes will be due in full on November 30, 2020.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Lance Roylance 2nd Amendment, creating an additional legal lot. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. Final approval from Eden Waterworks be provided, prior to County Commission approval.
2. Weber-Morgan Health Department receive all applicable paperwork and fees paid.
3. Engineering requirements be met, including either installation of or a receipt for escrow for all required improvements.

This recommendation for approval is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Lance Roylance Subdivision 2nd 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.

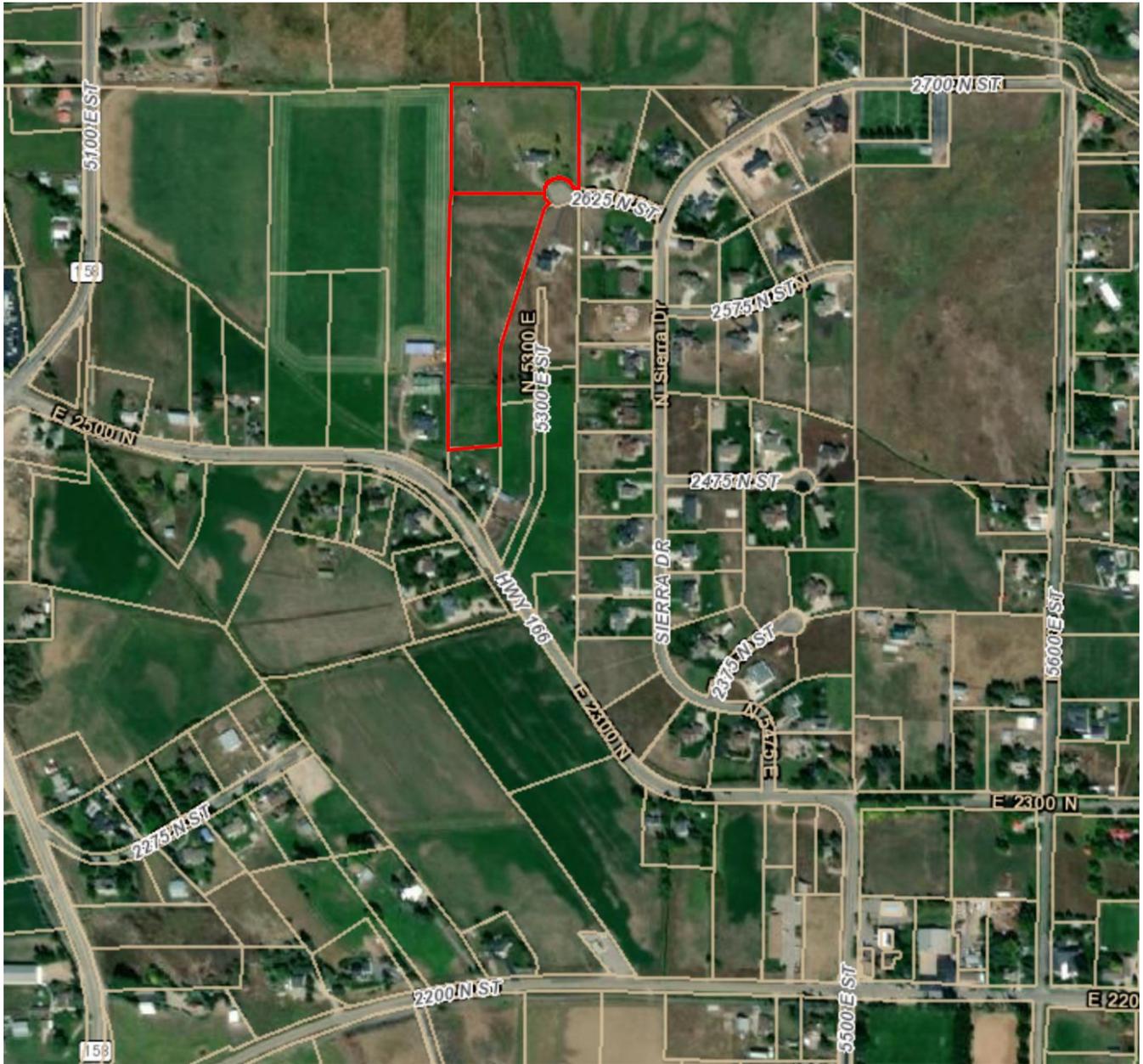
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Final Plat for Lance Roylance Subdivision 2nd Amendment
- B. Subdivision Application & Feasibility Letters

Location Map 1



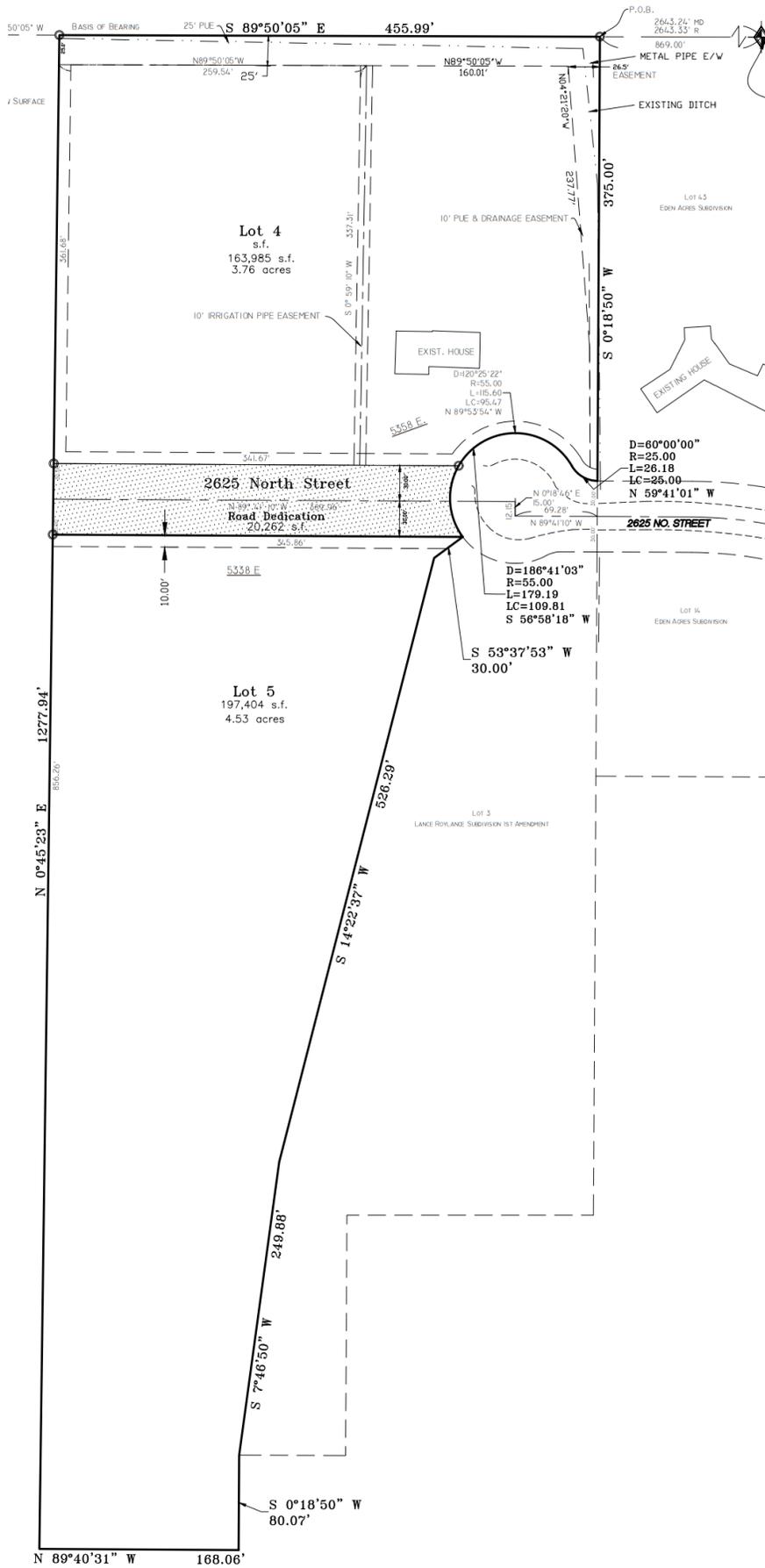
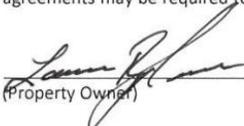


Exhibit B – Subdivision Application & Feasibility Letters

Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name LANCE ROYLANCE SUBDIVISION 2ND AMENDMENT		Number of Lots 1	
Approximate Address 5359 EAST 2625 NORTH EDEN 84310		Land Serial Number(s) 22-045-0061	
Current Zoning	Total Acreage 5		
Culinary Water Provider EDEN	Secondary Water Provider WOLF CREEK/LINDSY DITCH	Wastewater Treatment SEPTIC SYSTEM	
Property Owner Contact Information			
Name of Property Owner(s) LANCE ROYLANCE		Mailing Address of Property Owner(s) PO BOX 54 HUNTSVILLE UTAH 84317	
Phone 801-710-5498	Fax		
Email Address LROYLANCE@SNOWBASIN.COM	Preferred Method of Written Correspondence <input checked="" type="radio"/> Email <input type="radio"/> Fax <input type="radio"/> Mail		
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence Email Fax Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer LANDMARK SURVEYING INC		Mailing Address of Surveyor/Engineer Landmark Surveying Inc. 4646 S. 3500 W. West Haven, UT 84401	
Phone 801-731-4075	Fax		
Email Address tyler@landmarksurveyutah.com	Preferred Method of Written Correspondence Email Fax Mail		
Property Owner Affidavit			
I (We), <u>Lance Roylance</u> , depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>3</u> day of <u>Sept</u> , 20 <u>20</u>			
		 ANN J. MORBY NOTARY PUBLIC • STATE of UTAH COMMISSION NO. 705242 COMM. EXP. 03-18-2023	



5402 E 2200 N
PO BOX 13
EDEN, UT 84310
801-791-1772
edenwaterworks@gmail.com

January 21, 2020

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

Re: Lance Roylance
5358 E 2625 N, Lance Roylance Subdivision Admendment #2 Lot #5
Eden, UT 84310

The Eden Water Works Company would like to inform you of the availability of water for the proposed property above. Shares of class "D" and "Commercial" stock in the Company are available for purchase.

It is mandatory that the following conditions be met:

1. Proof of secondary water rights assigned to property.
2. Purchase Eden Water Works Company share to include item #3.
3. Additional cost of replacement water from Weber Basin Water.
4. Pay applicable hookup fees.
5. **Prior to occupancy**, meter must be installed and tested. *Failure to do so will result in a \$50.00 fine for the first week and \$100.00/week thereafter.*
6. Satisfy the Impact to EWWC system and Potential Impact Fees

Upon the purchase of stock and when these conditions are met and verified by a member of the Board of Trustees or its designated representative, the Board will be pleased to make the connection to the Company water system.

Sincerely,

Board of Trustees
Eden Water Works Company

BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director

February 4, 2020



Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Lance Roylance Property,
Remainder parcel of the Lance Roylance subdivision 1st Amendment
Parcel #22-045-0061
Soil log #14096

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Eden Water District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 60 inches, fall within the range of acceptability for the utilization of a Conventional Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the sandy loam, massive structure soil horizon.

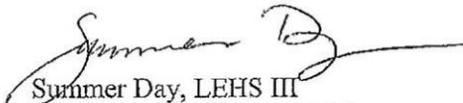
Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Summer Day, LEHS III
Environmental Health Division
801-399-7160