

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

December 27, 2024

4:00 p.m.

1. Administrative Items

1.1 File number UVR103124 – Consideration and action on a request for final approval of the River Ranch Phase 2, 1st Amendment Subdivision, a proposal to expand the buildable area within lot 10.

Planner: Felix Lleverino

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



Staff Report to the Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of the River Ranch Phase 2, 1st Amendment Subdivision, a proposal to expand the buildable area within lot 10.
Agenda Date:	Friday, December 27, 2024
Representative:	Andy Hubbard
Applicant:	Edward Aller, owner
File Number:	UVR103124

Property Information

Approximate Address:	8785 East Eagle Way, Huntsville
Project Area:	6.39 Acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	21-112-0001
Township, Range, Section:	T6N, R2E, Section 21

Adjacent Land Use

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

Staff Information

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

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley Zone, FV-3)
- Title 106 (Subdivisions)

Development History

The subdivision plat for River Ranch Phase 2 was recorded in the Weber County Recorder's Office on April 20, 2007.

Background and Summary

The applicant is requesting final approval of an amendment to the original subdivision plat that placed a defined 73,952 SF buildable area within the lot. The owner proposes expanding the buildable area to the entire 6.39 acre lot excepting out the minimum yard setbacks of the forest valley three zone. This proposal fronts gains access from a public right-of-way called Eagle Way. There is an existing access on 8800 East that is considered grandfathered, due the to the double frontage limitation found in Section 106-2-4.010 (c) additional access points top this property must be from Eagle Way.

The original River Ranch Phase 2 dedicated a 30' private right of way on the eastern edge of the lot that was intended for exclusive access to surrounding properties. The three owners whom this easement was created for have all agreed to vacate all interest to this area, thereby allowing this owner to remove it from the subdivision plat amendment.

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 AV-3 zone found in LUC §104-6. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-6-1.

"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."

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood risk.

Roadway Dedication: The appropriate right of way dedication is complete for 8450 East and 1150 South Streets. No additional right of way dedication is needed.

Future Public Right-of-Way Easement: Two Future Public Right-of-Way Easements are depicted on the subdivision plat. One is a 66' ROW that would provide a through-access from east to west where the cul-de-sac terminates. The other is a 33' ROW that has the potential to facilitate the continuation of a mid-block through-street.

Culinary and Secondary Water: The owner residence is served by an approved existing well that serves the culinary and secondary water needs.

Sanitary System: The sewer system for this property is an existing septic system that is permitted by the Weber-Morgan Health Department.

Review Agencies: The Weber County Fire District approves of this development. Weber County Engineering has asked why the owner is removing the buildable area. The owner intends to remove the building restriction placed within the property by the original plat. The Weber County Surveyors Office has approved the final plat. The Planning Division recommends approval of this proposal.

Staff Recommendation

Staff recommends final approval of River Ranch Subdivision Phase 2 first amendment, A proposal to amend a single lot by removing the buildable area and the private right of way easement. The following findings are included with the Planning Staff's recommendation:

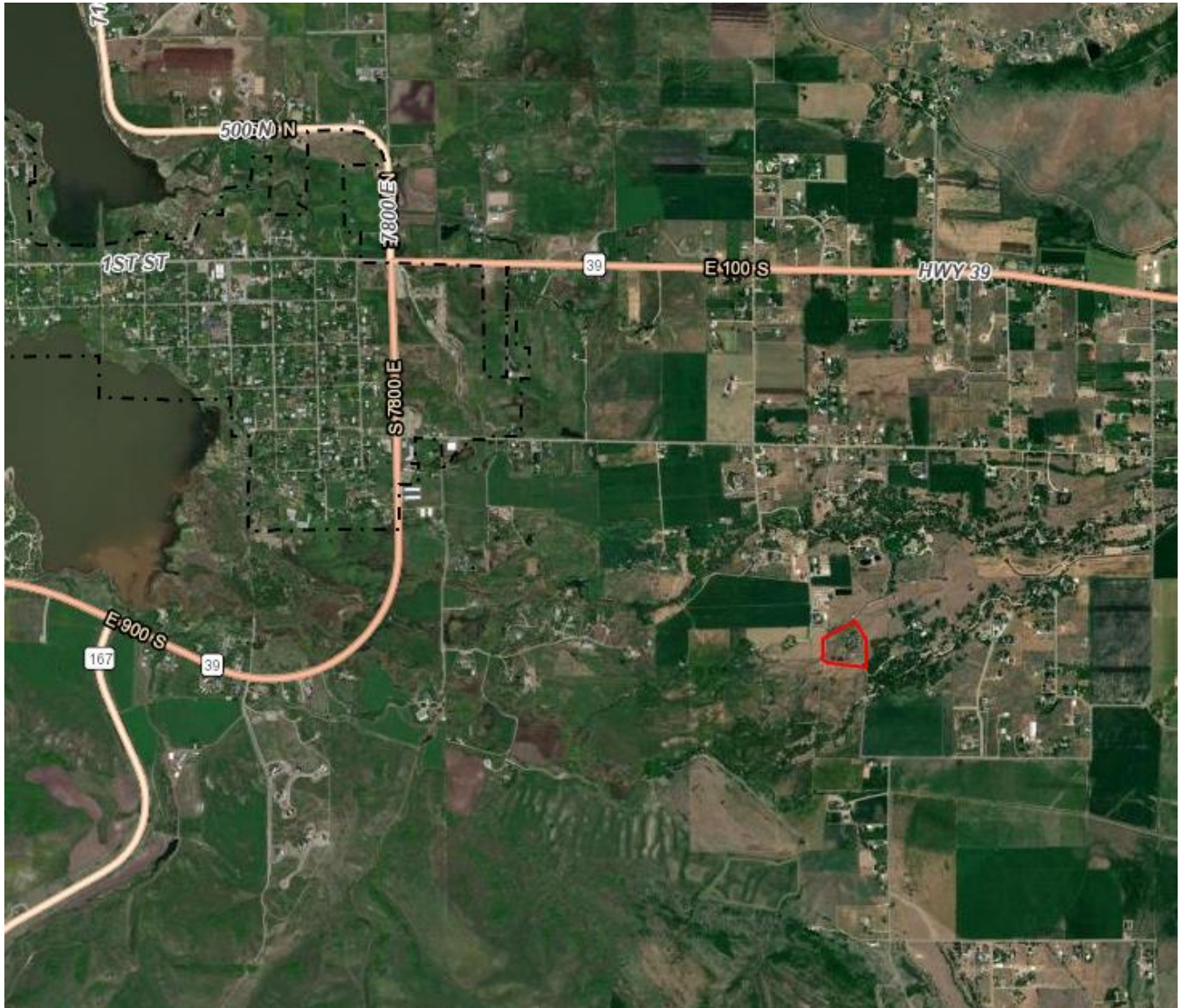
The following findings are the basis for the planning staff's recommendation:

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

Exhibits

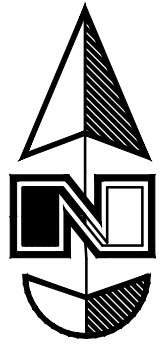
- A. River Ranch Subdivision Phase 2 1st Amendment Plat
- B. River Ranch Subdivision Phase 2 (2007)

Area Map

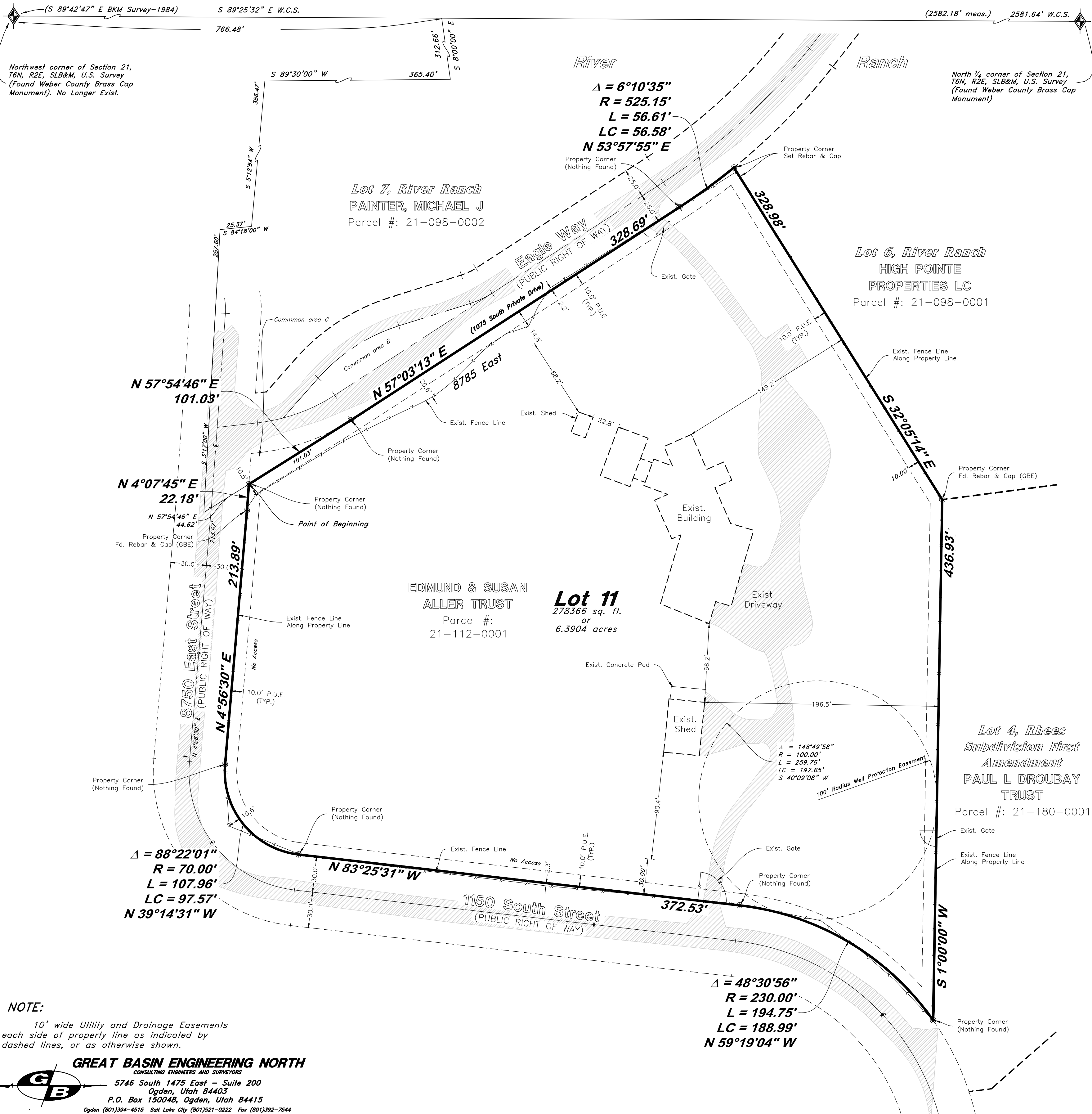
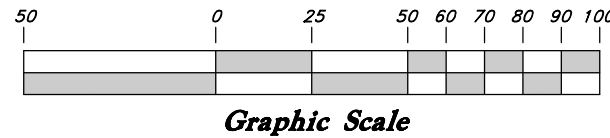


River Ranch Phase No. 2, First Amendment

A part of Common Area A, River Ranch, in Huntsville District, Weber County, Utah and a part of the Northwest 1/4 of Section 21, T6N, R2E, SLB&M, U.S. Survey
Huntsville District, Weber County, Utah
December, 2024



Scale: 1" = 50'



NOTE:
10' wide Utility and Drainage Easements
each side of property line as indicated by
dashed lines, or as otherwise shown.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)384-4515 Salt Lake City (801)521-0222 Fax (801)382-7544

LEGEND

(Note that not all Legend items may appear on survey)

- Found Section Corner
- Calculated Section Position
- Exist. Monument
- (Rec.) Record
- (Meas.) Measured
- Exist. Existing
- Typ. Typical
- Exist. Asphalt

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 Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2024.

Weber County Surveyor

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 _____, 2024.

Weber County Engineer

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 _____, 2024.

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2024.

Title

Chairman, Weber County Commission

Attest

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this _____ day of _____, 2024.

Signature

NOTE

This Property falls within Zone 'C' as shown on the Flood Insurance Rate Map, Community Panel No. 490187 0500 C dated January 18, 1989 and on Community Panel No. 490187 0275 B dated July 19, 1982.

Zone C - areas of minimal flooding (no shading)

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plat of River Ranch Phase No. 2, First Amendment, in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2024.

6242920
License No.



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract River Ranch Phase No. 2, First Amendment, and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, as may be authorized by Weber County.

We also Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever.

We also grant and dedicate to Felt, Petersen, Slater Irrigation Company a perpetual right and easement over, upon and under the lands designated hereon as Ditch Easement, the same to be used for the maintenance and operation of irrigation ditches and facilities, whichever is applicable as may be authorized by the governing authority.

Signed this _____ day of _____, 2024.

Edmund & Susan Aller Trust
Dated November 7, 2016

Edmund R. Aller - Trustee
8785 Eagle Way,
Huntsville Utah 84317

Susan D. Aller - Trustee
8785 Eagle Way,
Huntsville Utah 84317

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day _____ of 2024 by Edmund R. Aller and Susan D. Aller - Trustees.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

BOUNDARY DESCRIPTION

A part of common area A, River Ranch, in Huntsville District, Weber County, Utah and a part of the Northwest 1/4 of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Commencing at the Northwest corner of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; and thence along the North line of said Section 21 South 89°42'47" East 766.48 feet to a point, said point being the most Northerly corner of Lot 7, River Ranch, per Plat thereof on file with the Weber County Recorder, Entry No. 1963391; and running thence six (6) courses along the Westerly and Southerly boundary of said Lot 7 as follows: South 08°00'00" East 312.66 feet; South 89°30'00" West 365.40 feet; South 05°12'54" West 356.47 feet; South 84°18'00" West 25.37 feet; South 03°17'00" West 257.60 feet and North 57°54'46" East 44.62 feet to the POINT OF BEGINNING; and running thence four (4) courses along the Southerly boundary of said River Ranch as follows: North 57°54'46" East 101.03 feet; North 57°03'13" East 328.69 feet to a point of curvature to the left having a radius of 525.15 feet; thence Northeasterly along said arc 56.61 feet, Central Angle equals 06°10'35" and Long Chord bears North 53°57'55" East 56.58 feet to a point of non-tangency and South 32°05'14" East 328.98 feet to Rhees Subdivision First Amendment, Huntsville District, Weber County, Utah; thence along the Westerly boundary of Rhees Subdivision First Amendment South 01°00'00" West 436.93 feet to a point on the Northerly Right of Way line of 1150 South Street; and running thence five (5) courses along the Northerly Right of Way line of 1150 South Street and the East line of 8750 East Street as follows: along a non-tangent curve to the left having a radius of 230.00 feet; thence along said arc a distance of 194.75 feet, Central Angle equals 48°30'56" and Long Chord bears North 59°19'04" West 188.99 feet to a point of non-tangency; North 83°25'31" West 372.53 feet to a point of curvature to the right having a radius of 70.00 feet; thence Northwesterly along said arc 107.96 feet, Central Angle equals 88°22'01" and Long Chord bears North 39°14'31" West 97.57 feet; North 04°56'30" East 213.89 feet and North 04°07'45" East 22.18 feet to the POINT OF BEGINNING.

Containing 278,366 square feet or 6.3904 acres, more or less.

NARRATIVE

This plat and survey was requested by Mr. Edmund Aller in order to subdivide one (1) residential lot.
The original survey was done in 1984 for BKM Agricultural Development.

A line bearing S 89°42'47" E between Northwest corner and North 1/4 corner of Section 21, T6N, R2E was used as the basis of bearing. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0°17'15" clockwise from State Plane to match the survey honored.

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

River Ranch Phase No. 2

A part of Common Area A, River Ranch, in Huntsville District, Weber County, Utah and a part of the Northwest 1/4 of Section 21, T6N, R2E, SLB&M, U.S. Survey
Huntsville District, Weber County, Utah

April, 2007

Legend

- Soil Test Hole location
- Found Rebar & Cap (Set fencepost)
- Set 5/8" Rebar (Set fencepost)
- Set 1/2" Rebar (Set fencepost)
- Found Rebar (Set fencepost)
- Non-radial line
- Radial line
- Buildable Area
- Existing Asphalt

NARRATIVE

This plat and survey was requested by Mr. John Rhee in order to subdivide one (1) residential lot.
The original survey was done in 1984 for BKM Agricultural Development.
A line bearing S 89°42'47" E between Northwest corner and North 1/4 corner of Section 21, T6N, R2E was used as the basis of bearing. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0°17'15" clockwise from State Plane to match the survey honored.

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in the County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this 17th day of April, 2007.



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 18th day of April, 2007.

Chris Christensen
Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 19th day of April, 2007.

Barbara Cooper
Chair, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this 19th day of April, 2007.

Kenneth A. Buehler Admin. Assistant
Chair, Weber County Commission
Latina Landins Attest

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.
Signed this 19th day of April, 2007.

Steve Rhee
Director Weber-Morgan Health Department

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this 19th day of April, 2007.

Michelle Huntack
Signature

NOTE

This Property falls within Zone "C" as shown on the Flood Insurance Rate Map, Community Panel No. 490187 0500 C dated January 18, 1989 and on Community Panel No. 490187 0275 B dated July 19, 1982.
Zone C - areas of minimal flooding (no shading)

SURVEYOR'S CERTIFICATE

I, Mark E. Bobbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this plat for River Ranch Phase No. 2 in Huntsville District, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.
I also certify that all the lots within River Ranch Phase No. 2 meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this 15th day of April, 2007.

166484
License No.
Mark E. Bobbitt
Signature

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights of Way) as shown hereon and name said tract River Ranch Phase No. 2, and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfare and also dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) an over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (Unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns and also grant and convey to the subdivision Lot (Unit) Owners Association, all 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 (Unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas forever open and undeveloped except for approved recreational, parking and open space purposes and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water, detention ponds, drainage easements 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 water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
Signed this 20th day of April, 2007.

ACKNOWLEDGMENT

State of Utah as
County of
On the 20th day of April, 2007, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.
Residing at: *John T. Rhee*
Commission Expires: 11-24-07
Angela Martin
Notary Public Commissioned in Utah

BOUNDARY DESCRIPTION

A part of common area A, River Ranch, in Huntsville District, Weber County, Utah and a part of the Northwest 1/4 of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the most Southwest corner of River Ranch, a subdivision in Huntsville District, Weber County, Utah which is 788.48 feet South 89°42'47" East along the Section line; 312.66 feet South 8°00'00" East; 365.40 feet South 88°50'00" West; 356.47 feet South 51°25'4" West; 25.57 feet South 64°18'00" West and 257.60 feet South 31°17'00" West from the Northwest corner of said section 21; and running thence four (4) courses along the Southerly boundary of said River Ranch as follows: North 57°54'46" East 145.65 feet; North 57°03'13" East 328.69 feet; Northeast along the arc of a 525.15 foot radius curve to the left a distance of 56.61 feet (Central angle equals 6°10'55" and Long Chord bears North 53°57'55" East 56.58 feet) and South 32°05'14" East 328.98 feet to Rhee Subdivision, Huntsville District, Weber County, Utah, thence South 1°00'00" West 498.63 feet along the Westerly boundary of said Rhee Subdivision to the projection of an existing roadway; thence Northwest along the arc of a 200.00 foot radius curve to the left a distance of 219.34 feet (Central Angle equals 62°48'26" and Long Chord bears North 52°01'18" West 200.00 feet); thence North 82°18'31" East 82.18 feet; thence Northwest along the arc of a 100.00 foot radius curve to the right a distance of 154.23 feet (Central Angle equals 88°22'01" and Long Chord bears North 39°14'31" West 152.39 feet); thence North 31°17'00" East 808.54 feet to the point of beginning.
Contains 307,080 sq. ft. or 7.048 acres
North 4°56'30" East 4.04 feet;

WEBER COUNTY RECORDER
ENTRY NO. 225785
RECORDED: 20-APR-2007
IN BOOK 16 OF OFFICIAL RECORDS, PAGE 65
FOR John T. Rhee
Ernest D. Rouse
WEBER COUNTY RECORDER
BY *Jauna Jumbo*
DEPUTY

SEE RECORD OF SURVEY # 003819

NOTE:
10' wide Utility and Drainage Easements each side of property line as indicated by dashed lines, or as otherwise shown.

GREAT BASIN ENGINEERING NORTH

5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 155046 Ogden, Utah 84415
Ogden (801)281-4511 Salt Lake City (801)221-0822 Fax (801)282-7544

Δ = 62°48'26"
R = 200.00'
L = 219.34'
LC = 208.43'
N 62°01'18" W