

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

July 21, 2021

4:00 to 5:00 p.m.

Join Zoom Meeting Join Zoom Meeting

<https://us02web.zoom.us/j/87458159224>

Meeting ID: 874 5815 9224

One tap mobile

+16699006833,,87458159224# US (San Jose)

+12532158782,,87458159224# US (Tacoma)

1. UVE062321: Consideration and action on a request for approval of Eagle Ridge Cluster Subdivision Phase 8, a one-lot subdivision.

Applicant: *Orluff Opheikens; Staff Presenter Tammy Aydelotte*

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



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 to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for approval of Eagle Ridge Cluster Subdivision Phase 8, a one-lot subdivision.
Agenda Date:	Wednesday, July 21, 2021
Applicant:	Orluff Opheikens, owner
File Number:	UVE062321

Property Information

Approximate Address:	3585 North Eagle Ridge Drive, Eden
Project Area:	1.02 acres
Zoning:	Agricultural Valley 3 (AV-3)
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-015-0092, 22-015-0093
Township, Range, Section:	T7N, R1E, Section 21

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 Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 2 (Agricultural Zones, AV-3)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

The Eagle Ridge Cluster Subdivision Phase 6 was recorded on May 18, 2018. This proposal is a continuation of the Eagle Ridge Cluster Subdivision, as shown in the master development plan, that was recorded on April 1, 1997, with the entry number 1463065. The associated open space is owned and managed by the Eagle Ridge Cluster Subdivision HOA.

Background and Summary

The applicant is requesting approval of a one-lot subdivision that will gain access from Eagle Ridge Drive, a public road. Lot 71 of Eagle Ridge Cluster Subdivision Phase 8 contains 44,510 sq ft. Under current zoning standards, the minimum lot size is 3-acres, however, the master plan map on page 8 of the development agreement Entry No. #1463065 includes plans for additional lots and open space to be added with subsequent phases.

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 §104-2. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with 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 AV-3 Zone. The purpose of this zone is stated in the LUC §104-2.

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

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

Small Subdivision: “The planning Director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f).” This proposal qualifies as a small subdivision consisting of three or fewer lots for which no new streets are being created or realigned.

Natural Hazards: This property is located within a Geologic Study Area (geologic unit Qadb). The owner will need to obtain a Geologic Reconnaissance or a statement from a licensed geologist that would relieve the requirement. If a geologic report is necessary, A note shall be added to the plat stating that the geologic report is available for review in the Weber County Planning Office.

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

Culinary Water and Sanitary Services: The Wolf Creek Water and sewer has provided a will-serve letter for culinary water and sanitary services for this development.

Irrigation Water: The Wolf Creek Irrigation Company will serve this lot with irrigation water.

Review Agencies: The Weber County Fire District and Engineering have approved this proposal. The County Surveyor’s department has posted comments that will be addressed by a revised plat.

Tax Clearance: The 2020 property taxes have been paid in full. The 2021 property taxes are due in full as of November 30, 2021.

Public Notice: Noticing was provided to all property owners of record within 500 feet of the subject property.

Staff Recommendation

Staff recommends final plat approval of Eagle Ridge Cluster Subdivision Phase 8, consisting of one 44,510 sq ft residential lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The owner enters into a deferral agreement for the curb, gutter, and sidewalk for the area fronting the public ROW.
2. The owner shall submit a Geologic Reconnaissance or a statement from a licensed geologist that would relieve the geologic study requirement.
3. All of the Wolf Creek Water and Sewer District conditions of service are satisfied.

The following items are the basis for the staff’s recommendation:

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 Eagle Ridge Cluster Subdivision Phase 8, 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.

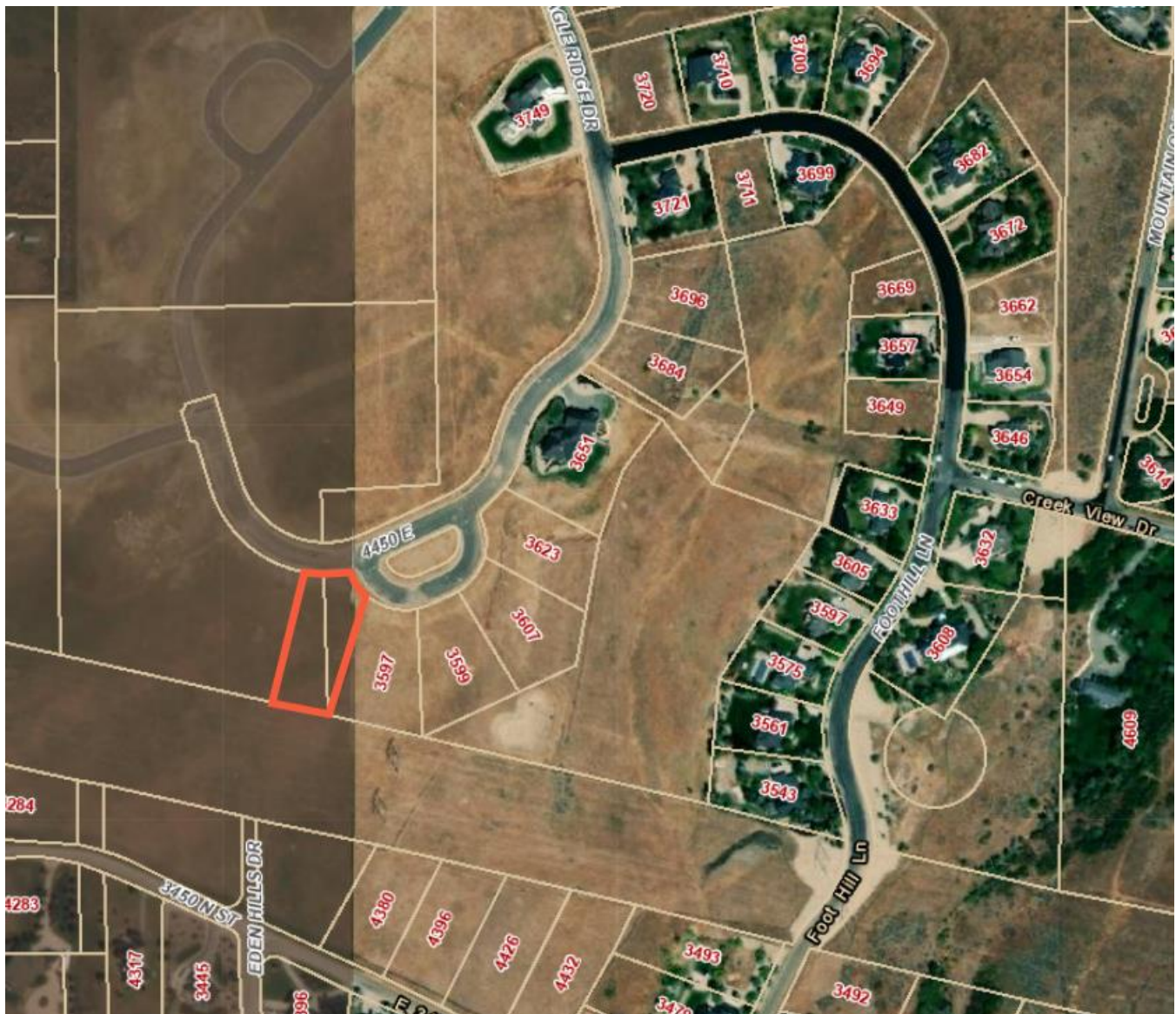
Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

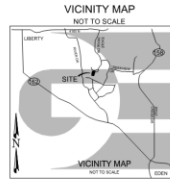
Exhibits

- A. Eagle Ridge Cluster Phase 8 Subdivision Plat
- B. Current Recorders Plat
- C. Water and sewer will serve
- D. Master Plan Development Map

Area Map



EAGLE RIDGE CLUSTER SUBDIVISION PHASE 8
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 APRIL 2021



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 69, EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6, BEING LOCATED SOUTH 0°10'10" WEST 1964.71 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND NORTH 9°00'00" WEST 2074.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION, RUNNING THENCE ALONG THE COMMON WEST LINE OF SAID LOT 69 SOUTH 18°29'21" WEST 230.45 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 79°39'27" WEST 465.4 FEET; THENCE NORTH 15°37'11" EAST 257.84 FEET TO THE SOUTH RIGHT-OF-WAY OF EAGLE RIDGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) CURVES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 130.91 FEET, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 32°38'47", AND WHICH CHORD BEARS SOUTH 87°30'20" EAST 124.13 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 134.1 FEET, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 76°49'18", AND WHICH CHORD BEARS SOUTH 61°25'20" EAST 12.43 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT 48.73 FEET, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 25°23'32", AND WHICH CHORD BEARS SOUTH 35°42'12" EAST 48.34 FEET TO THE POINT OF BEGINNING, CONTAINING 44.810 SQ. FT. OR 1.02 ACRES, MORE OR LESS.

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 56, 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 ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAGLE RIDGE CLUSTER SUBDIVISION PHASE 8, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS 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 DEFINE THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2021.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND DEDICATE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

EAGLE RIDGE CLUSTER SUBDIVISION PHASE 8

AND HEREBY DEDICATE, GRANT AND DEDICATE TO WEBER COUNTY, UTAH A PERPETUAL EASEMENT UPON, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT 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 OWNER 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 REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ____ DAY OF _____, 2021.

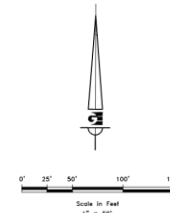
BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF WEBER)
)
 On this ____ day of _____, 2021, personally appeared before me
 whose identity is personally known to me (or upon the basis of satisfactory evidence) and who by me duly sworn, that he is the owner of the above described tract of land and that the said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said "Corporation executed the same.

WITNESSED AND NOTARIZED BY ME, THE NOTARY PUBLIC, IN AND TO THE ABOVE DESCRIBED TRACT OF LAND, THIS ____ DAY OF _____, 2021.

DEVELOPER: ORLIKUP OPERKENS 833 WALL AVENUE, SODEN, UT 84404 801-621-1839	S1 1	COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____
CIVIL/LAND PLANNING MUNICIPAL/LAND SURVEYING 115 S 200 SOUTH 1000 E, SALT LAKE CITY, UT 84143 OFFICE: 801-476-0202 FAX: 801-476-0066	FILED FOR AND RECORDED	
	AT _____ IN BOOK _____ OF OFFICIAL	
	RECORDS, PAGE _____ RECORDED	
	FOR _____	
	COUNTY RECORDER	
	BY _____	



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ FOUND CENTERLINE MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- STREET CENTERLINE
- SECTION LINE
- EASEMENT
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION
- - - EXISTING LAND DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING PRESSURE SEWER
- - - EXISTING STORM DRAIN LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING LAND DRAIN MANHOLE
- EXISTING CATCH-BASIN

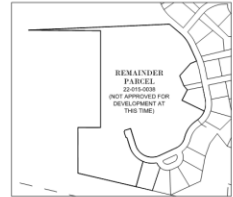
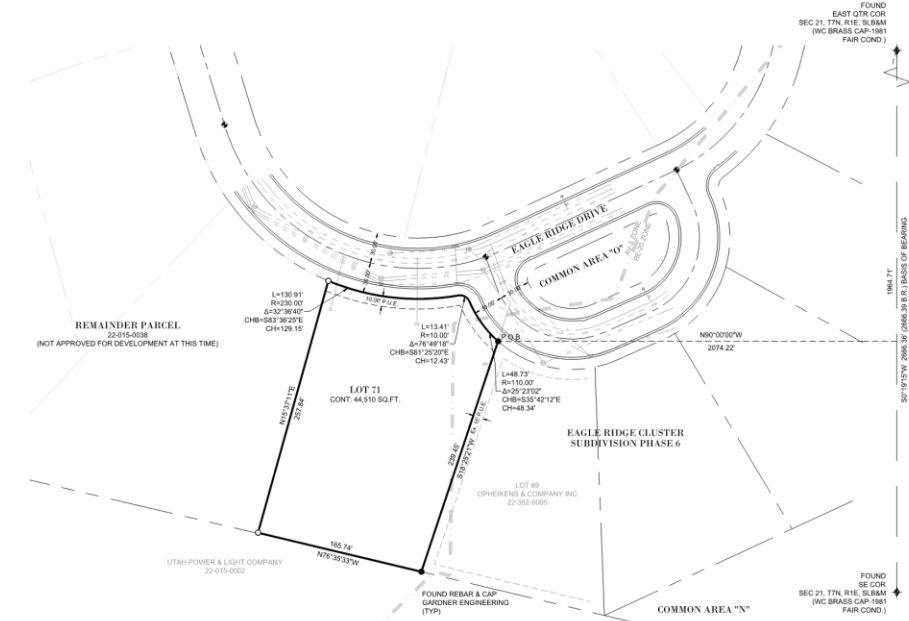
NOTES

1. ZONE RE 20A/V-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10', SIDE FACING STREET 20', REAR 30'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 480702020F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. BOUNDARY AND LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCE. FRONT LOT CORNERS TO BE SET WITH NAIL AND WASHER IN CURB AT LOT LINE EXTENSION.
4. LOT SIZE, ZONING AND SETBACK REQUIREMENTS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT WITH WEBER COUNTY.
5. LAND DRAIN SYSTEM OWNERSHIP AND MAINTENANCE IS TO BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

AGRICULTURAL NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLIKUP OPERKENS, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND DESCRIBED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 07°19'10" WEST WEBER COUNTY, UTAH-NORTH, NAD 83 STATE PLANE GRID BEARING.



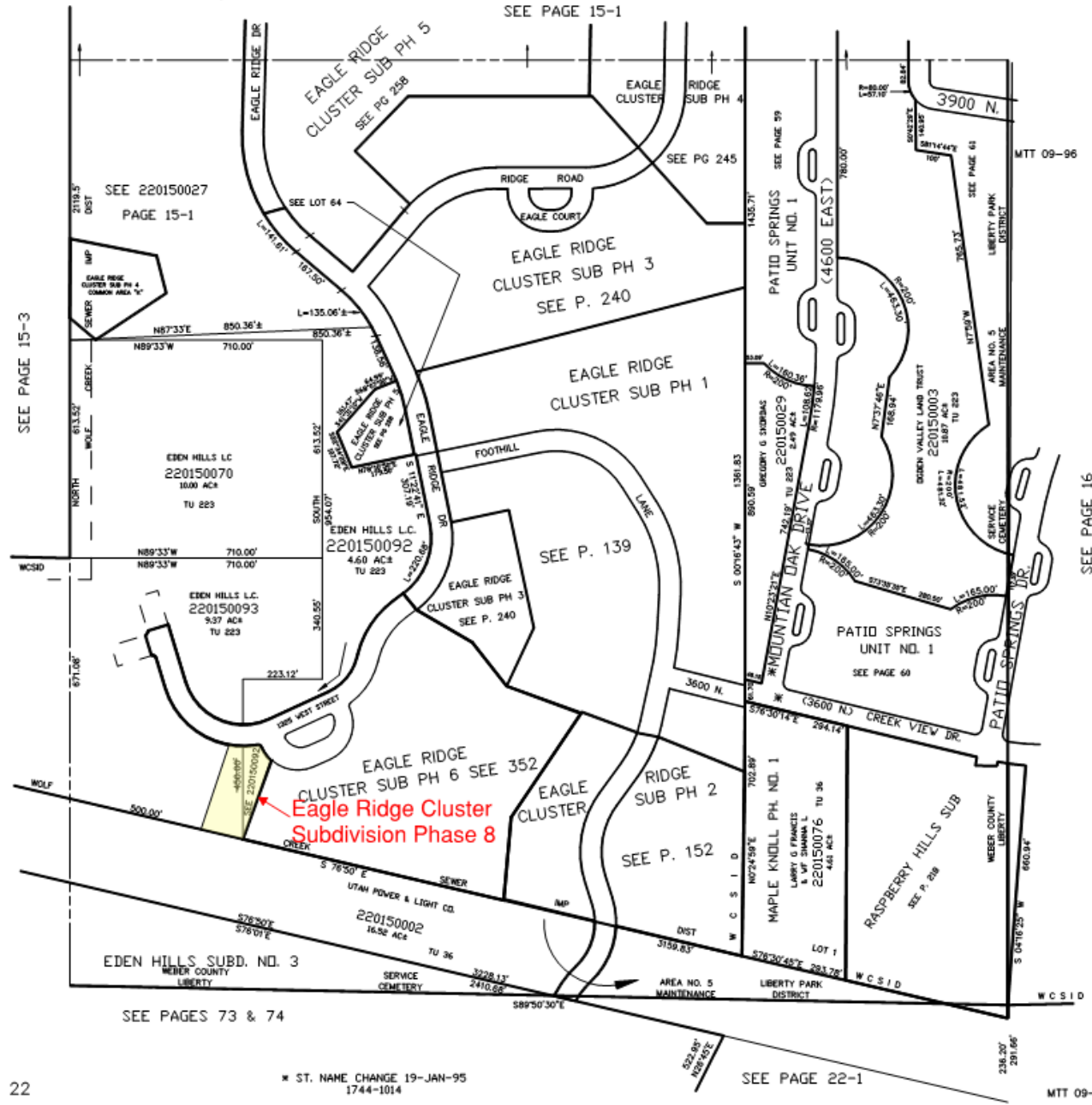
<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RESOLVE THE LISTED LANDS WHICH ARE DESCRIBED IN THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL, GUARANTEED AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND SPECIFICATIONS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____</p> <p>NAME/TITLE _____</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I DO HEREBY CERTIFY THAT THE SOLS, PERCOLATION WATER, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INSPECTED BY THIS OFFICE AND ARE APPROVED FOR ON SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>DIRECTOR, WEBER-MORGAN HEALTH DEPT.</p>
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S.E. 1/4 OF SECTION 21, T.7N., R.1E., S.L.B. & M.

15-2

IN WEBER COUNTY
SCALE 1" = 200'
SEE PAGE 15-1

TAXING UNIT: 36, 223



SEE PAGE 15-3

SEE 220150027
PAGE 15-1

EDEEN HILLS L.C.
220150070
1600 AC±
TU 223

EDEEN HILLS L.C.
220150093
937 AC±
TU 223

EDEEN HILLS SUBD. NO. 3
WEBER COUNTY
LIBERTY

SEE PAGES 73 & 74

EAGLE RIDGE
CLUSTER SUB PH 5
SEE PG 238

EAGLE RIDGE
CLUSTER SUB PH 3
SEE P. 240

EAGLE RIDGE
CLUSTER SUB PH 1

EAGLE RIDGE
CLUSTER SUB PH 6 SEE 352
**Eagle Ridge Cluster
Subdivision Phase 8**

RIDGE
SUB PH 2
SEE P. 152

EAGLE CLUSTER
RIDGE
SUB PH 4
SEE PG 245

PATIO SPRINGS
UNIT NO. 1
SEE PAGE 59

PATIO SPRINGS
UNIT NO. 1
SEE PAGE 60

MAPLE KNOLL PH. NO. 1
LARRY & FRANCES
& WT SHAWAN L
220150076 TU 36
443 AC±

RASPBERRY HILLS SUB
SEE P. 208

SEE PAGE 22-1

MTT 09-96

SEE PAGE 16

MTT 09-96



April 30, 2021

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

The Eagle Ridge Subdivision Lot #71 Phase 8 Eden, UT

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has determined it will provide culinary water, irrigation water and sewer services to the above referenced address(s).

Except for scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances, water and sewer services will be provided in accordance with applicable federal, state and local statutes, laws, rules, regulations, ordinances and standards.

Culinary water, Irrigation water and Sewer services to the above lot(s) are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time;
2. Natural fluctuations in water supplies;
3. Subsequent decisions and regulation by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
4. Payment of hook up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

As recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time. If you have any questions regarding the contents of this letter, please contact Annette Ames (801) 745-3435.

Wolf Creek Water and Sewer Improvement District


Robert Thomas, General Manager

Date: 5/3/21

