



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of River Ranch Subdivision 1st Amendment (4 lots).

Type of Decision: Administrative

Agenda Date: Wednesday, February 10, 2016

Applicant: John Rhees

File Number: UVR12161914

Property Information

Approximate Address: 8888 East Eagle Way (Private Street)

Project Area: 31.48 acres

Zoning: Forest Valley (FV-3)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-098-0007

Township, Range, Section: T6N, R2E, Section 16 and 21

Adjacent Land Use

| | |
|---------------------------|---------------------------|
| North: Residential | South: Residential |
| East: Residential | West: Residential |

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SM

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley (FV-3 Zone)

Background

The applicant is requesting final approval of River Ranch Subdivision 1st Amendment (4 lots), located at approximately 8888 East Eagle Way in the FV-3 Zone. The subdivision lots meet the area and frontage requirement with one of lots approved (Access Exception (AE2015-07)) to access the lots using a right of way easement. The new lots will be 6 plus acres in size and have a building envelope for view reasons. (The term "building envelope" means a portion of a lot, parcel, or tract of land which is to be utilized as the building site as may be required by the cluster subdivision ordinance or as otherwise volunteered on a subdivision plat. Building envelope shall not be construed to mean "buildable area" as provided in this section).

Culinary water is provided by wells and septic systems will be used as means of wastewater disposal.

An e-mail from Jeff Barber advised that the CCR's governing the River Ranch Subdivision prohibit the splitting of lots without member approval. Weber County doesn't enforce CCR's and this is a private matter between the applicant and the HOA. An e-mail has been sent to the applicant and Jeff Barber informing them of this.

Summary of Administrative Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?

The Weber County Land Use Code Title 106 (Subdivisions) defines "small subdivision" number 2 as "an amended subdivision consisting of five or fewer lots and for which no streets will be created or realigned." This amended subdivision consists of four lots and no streets are being created or realigned. The Land Use Code (Subdivisions) also states

“With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority, in this section Planning Director for their determination, based upon compliance with applicable ordinances.” Based on these requirements, this subdivision qualifies for administrative approval as a small subdivision.

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Codes conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Weber County Health Division
- Private right of way agreement

Administrative Approval

Administrative final approval of River Ranch Subdivision 1st Amendment (4 lots), located at approximately 8888 East Eagle Way 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. The administrative hearing was held on Wednesday, February 10, 2016.

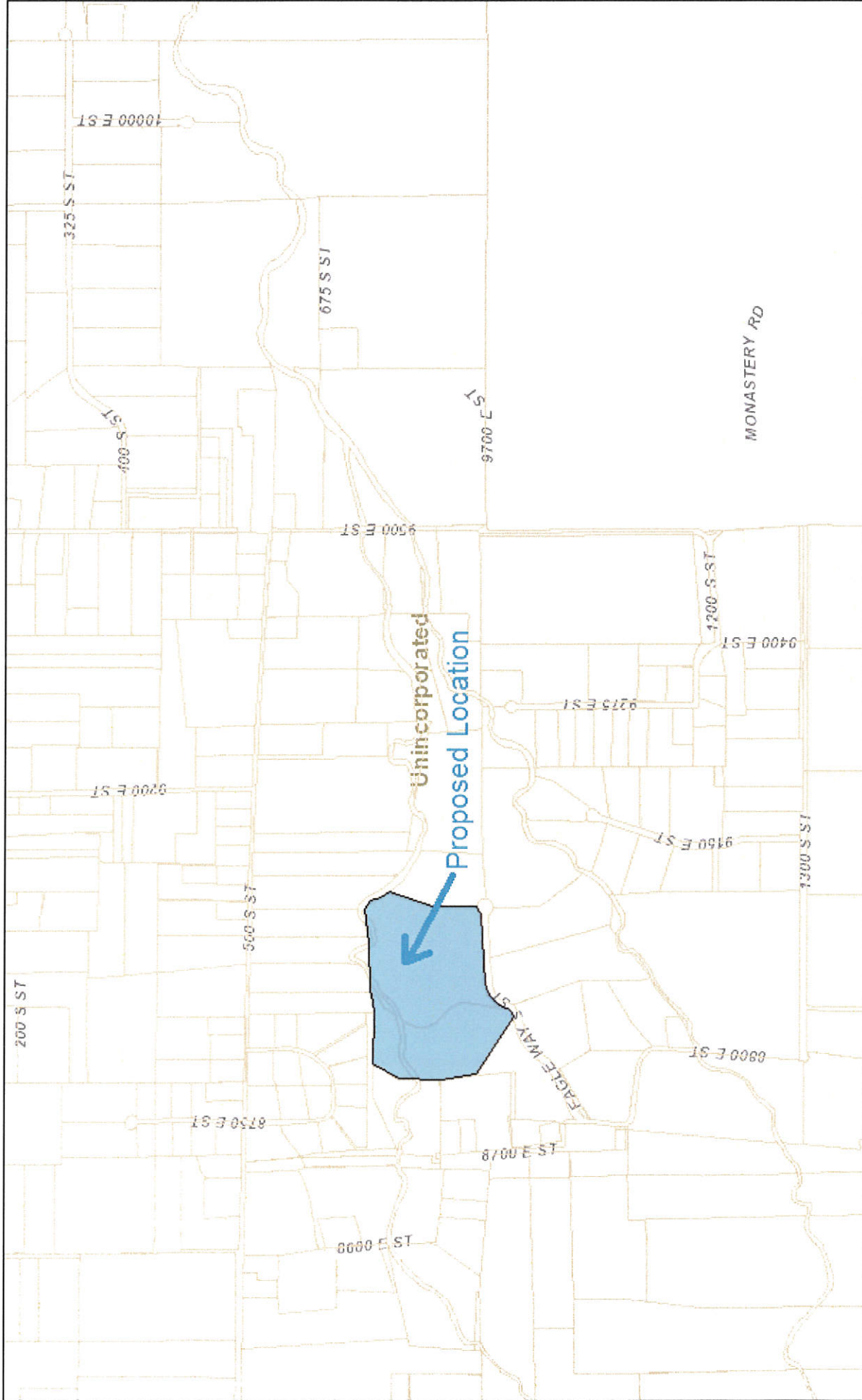
Date of Administrative Approval: February 10, 2016

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision plat
- B. Location map

Location Map



January 21, 2016

Parcels

Street Labels

City Labels

1:18,056

