



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Mountains Edge Subdivision (4 lots).
Agenda Date: Tuesday, February 09, 2016
Applicant: Brock Loomis, agent
File Number: LVM 121615

Property Information

Approximate Address: 2060 E Ryan Circle
Project Area: 1.55 Acres
Zoning: Two-Family Residential Zone (R-2) and Single-Family Residential Zone (R-1-10)
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 07-086-0039 and 07-086-0040
Township, Range, Section: T5N, R1W, Sections 23

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: JG

Applicable Land Use Codes

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

Background

The applicant is requesting final approval of Mountains Edge Subdivision (4 lots). The property is located in the Two-Family Residential Zone (R-2) and the Single-Family Residential Zone (R-1-10) at approximately 2060 E Ryan Circle. The proposed subdivision is 1.55 acres. The R-1-10 Zone requires single family dwellings to be on lots with minimum area of 10,000 square feet and a minimum width of 80 feet. The 4 lots will be accessed by a 20 foot private right of way (R.O.W.) with a 16 foot wide asphalt driveway with curb and gutter on each side for a length of 140 feet.

The location of the proposed subdivision and access is on a corner property adjacent to two main roads (Skyline Drive and Combe Road) which is expanding due to a county construction project. The intersection of these two roads will have a round-about, which will limit the appropriate locations for driveway points of access. The applicant has requested approval of an access exception (AE 2015-06). The proposed joint access is approximately 150 feet from the intersection. Due to the topography north of Combe Road, the grade of Skyline Drive will be altered to get up the hill. This has caused the intersection also to be elevated above the proposed lots. A slope easement will be reserved on the lots next to Combe Road with a no access line placed on the lots due to the designed change in grade.

The Uintah Highlands Water and Sewer District will provide culinary water and sewer service. A new fire hydrant and other street services will be installed as part of the County road project. Storm water detention for the 4 lots will occur with the landscaping of those properties.

Summary of Planning Division Considerations

- Does this subdivision meet the requirements of the Weber County Land Use Code?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Land Use 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-Morgan Health Department
- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber County Survey Department
- Meeting the design criteria listed as part of the approval for the Access Exception
- The landowner shall record an agreement agreeing to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the county deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots.

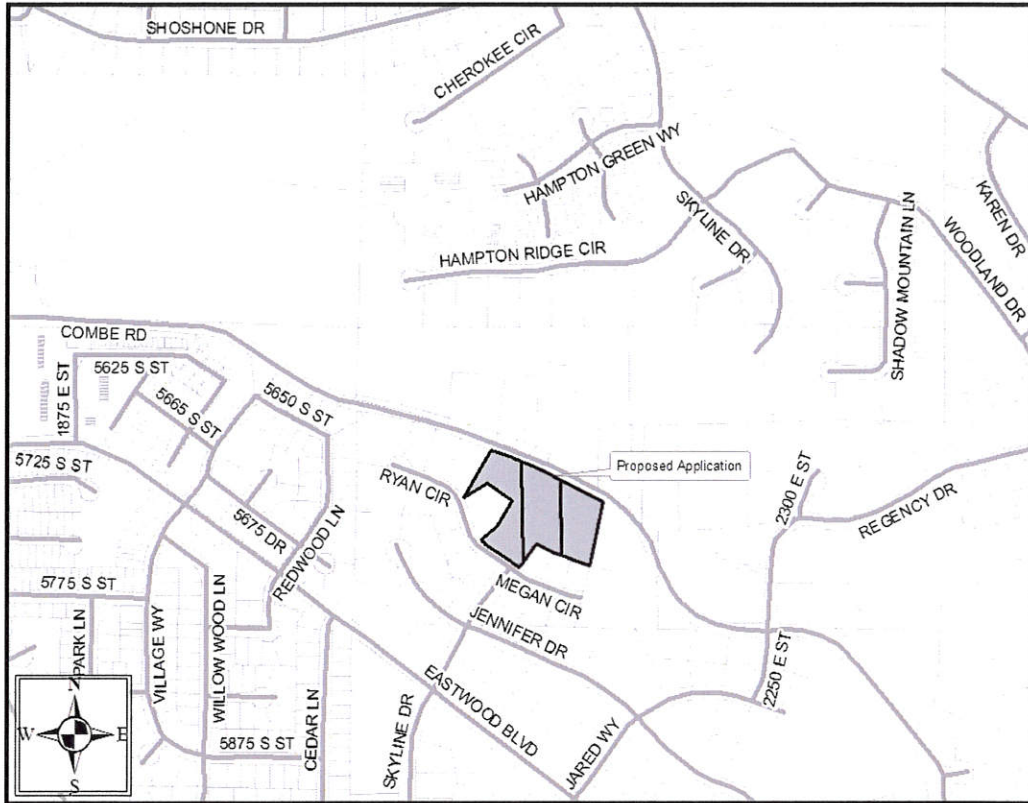
Staff Recommendation

Staff recommends final approval of Mountains Edge Subdivision, 4-Lots, at 2060 Ryan Circle, subject to staff and other review agency requirements, based on its compliance with applicable Land Use Codes.

Exhibits

- A. Proposed plat
- B. Application with narrative

Map 1



Map 2



Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

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|--|-------------------|-----------------------------|--------------------------|
| Date Submitted / Completed 12/14/15 | Fees (Office Use) | Receipt Number (Office Use) | File Number (Office Use) |
|--|-------------------|-----------------------------|--------------------------|

Subdivision and Property Information

| | | |
|--|---|---|
| Subdivision Name MOUNTAINS EDGE SUBDIVISION | | Number of Lots 4 |
| Approximate Address 2060 E RYAN CIRCLE | | Land Serial Number(s) 070860040 070860039 |
| Current Zoning M-2 $\frac{1}{2}$ R-1-10 | Total Acreage 1.55 | |
| Culinary Water Provider VINTAH HIGHLANDS I.D. | Secondary Water Provider WEBER BASIN WATER CONSERVANCY | Wastewater Treatment VINTAH HIGHLANDS I.D. |

Property Owner Contact Information

| | | | |
|---|-----|--|--|
| Name of Property Owner(s) SCOTT WATER-FALL | | Mailing Address of Property Owner(s) 2060 E. RYAN CIRCLE SOUTH OGDEN UT 84403 | |
| Phone 801-645-3068 | Fax | | |
| Email Address swater1@msn.com | | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Authorized Representative Contact Information

| | | | |
|--|-----|--|--|
| Name of Person Authorized to Represent the Property Owner(s) | | Mailing Address of Authorized Person 5909 SKYLINE DR. SOUTH OGDEN, UT 84403 | |
| Phone 801-814-1914 | Fax | | |
| Email Address brock@benchmarkcivil.com | | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Surveyor/Engineer Contact Information

| | | | |
|---|-----|--|--|
| Name or Company of Surveyor/Engineer BENCHMARK ENGINEERING | | Mailing Address of Surveyor/Engineer 9130 SOUTH STATE ST, #101 SANDY, UT 84070 | |
| Phone 801-542-7192 | Fax | | |
| Email Address brock@benchmarkcivil.com | | Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail | |

Property Owner Affidavit

I (We), _____, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary)

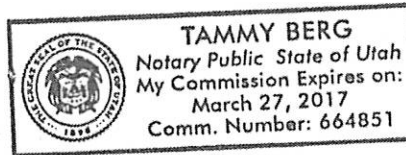
Property Owner Affidavit

I (We), R. SCOTT WATERFALL, 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.

R. Waterfall Property Owner _____ Property Owner

Subscribed and sworn to me this 11 day of December, 2015.

Tammy Berg Notary



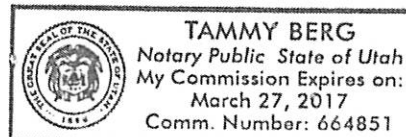
Authorized Representative Affidavit

I (We), R. SCOTT WATERFALL, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Brock Lomis, 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 our agent in matters pertaining to the attached application.

R. Waterfall Property Owner _____ Property Owner

Dated this 11 day of December, 2015, personally appeared before me Tammy Berg, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

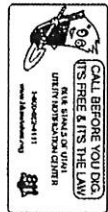
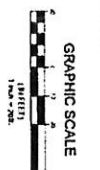
Tammy Berg Notary



NEIGHBORHOOD COVERED BY SECTION 17, T4N, R11E, W11E, UTAH COUNTY, UTAH. THIS SUBDIVISION IS BEING SUBMITTED TO THE PUBLIC RECORDS OFFICE FOR RECORDATION.

MOUNTAINS EDGE SUBDIVISION - PRELIMINARY PLAN

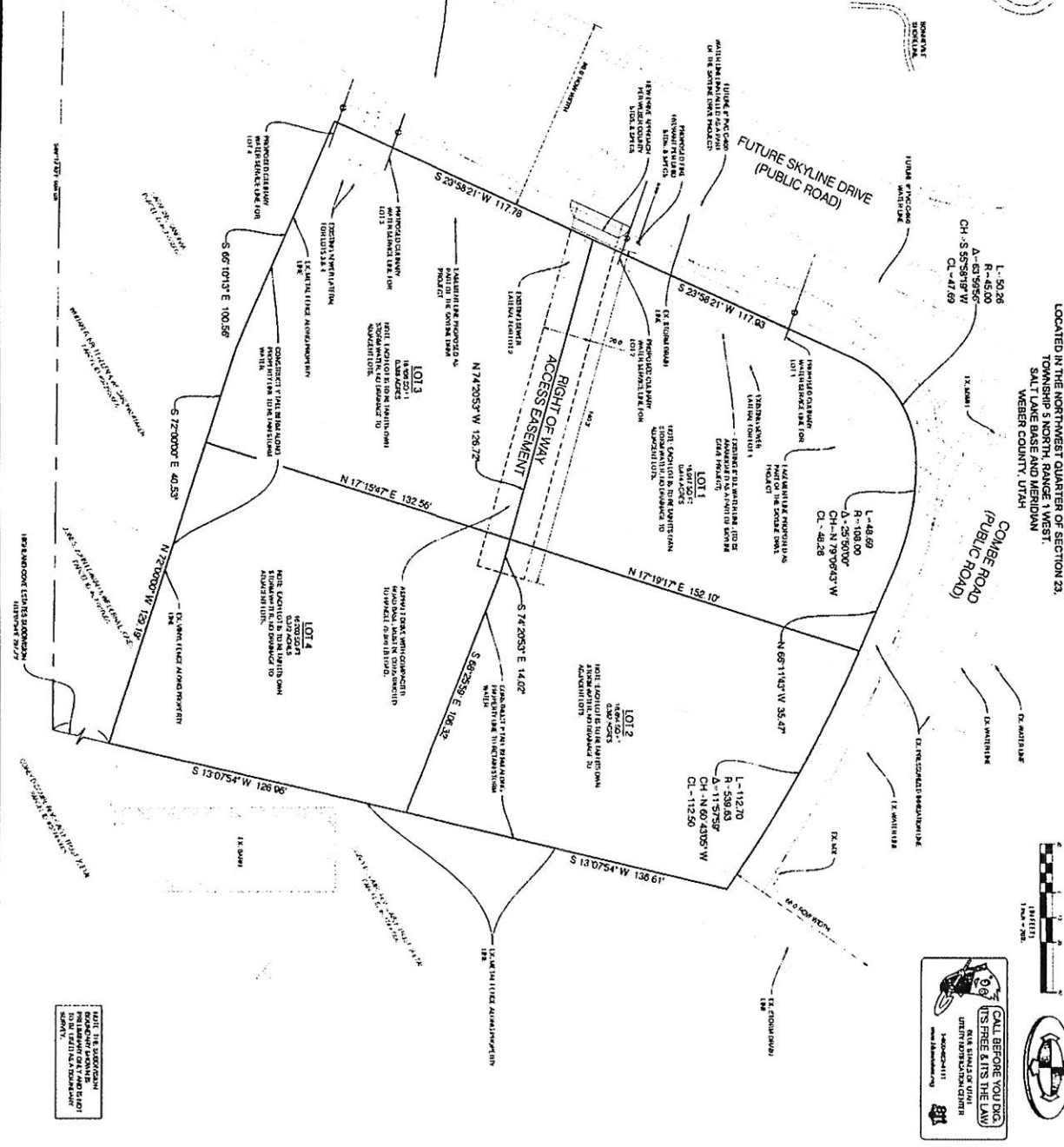
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



DEVELOPER: BROOK LOOMIS
 ADDRESS: 5809 SKYLINE DRIVE
 SOUTH OGDEN, UT 84403
 TELEPHONE: 801-814-1914
 EMAIL: brook@benchmarkcivil.com

ENGINEER: BENCHMARK ENGINEERING & LAND SURVEYING
 CONTACT: BROOK LOOMIS
 ADDRESS: 9130 SOUTH STATE STREET, SUITE 101
 SANDY, UT 84070
 TELEPHONE: 801-814-1914
 EMAIL: brook@benchmarkcivil.com

SURVEYOR: BENCHMARK ENGINEERING & LAND SURVEYING
 CONTACT: KAGAN DIXON
 ADDRESS: 9130 SOUTH STATE STREET, SUITE 101
 SANDY, UT 84070
 TELEPHONE: 801-542-7182
 EMAIL: kagan@benchmarkcivil.com



| | BENCHMARK ENGINEERING & LAND SURVEYING 2060 EAST RYAN CIRCLE OGDEN, UT 84403 | | <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | REVISION | | | | | | | | | |
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| PRELIMINARY PLAN 1 OF 1 | MOUNTAINS EDGE SUBDIVISION 2060 EAST RYAN CIRCLE OGDEN, UT 84403 | PRELIMINARY PLAN 1 OF 1 | CALL BEFORE YOU DIG. 800-455-7862. UTAH'S FREE & EASY THE LAW! UTAH DEPARTMENT OF HERITAGE AND ARTS. UTAH UTILITY LOCATING CENTER. | | | | | | | | | | | | |