



## WEBER COUNTY PLANNING DIVISION

### Administrative Review Meeting Agenda

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**February 10, 2016**

**4:00-5:00 p.m.**

1. **Consideration and action on an administrative application for final approval of River Ranch Subdivision 1st Amendment (4 Lots) located at approximately 8888 East Eagle Way in the Forest Valley -3 (FV-3) Zone, John Rhees, Applicant**
2. **Consideration and action on an access exception for one lot to use a private access easement from a private drive (Eagle Way Street) as access at approximately 8988 East Eagle Way in the Forest Valley -3 (FV-3) Zone, John Rhees, Applicant**
3. **Adjournment**

*The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted*



*In compliance with the American 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 an access exception for one lot to use a private access easement from a private street (Eagle Way) as access at approximately 8888 East Eagle Way.

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, February 10, 2016

**Applicant:** John Rhees

**File Number:** AE 2015-07

### Property Information

**Approximate Address:** 8888 East Eagle Way

**Project Area:** 6.52 acres

**Zoning:** Forest Valley FV-3

**Existing Land Use:** Dwellings

**Proposed Land Use:** Residential

**Parcel ID:** 21-098-0007

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

### Adjacent Land Use

<b>North:</b> River	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Vacant

### Staff Information

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

**Report Reviewer:** BH

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley (FV-3 Zone).
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Sections 23-29 (Flag Lot Access Strip, Private Right-of-Way, and Access Easement Standards) and Section 108-7-31 (Access to a lot/parcel using a private right-of-way or access easement).

## Background

The applicant is proposing to split Lot 8 of River Ranch in to two 6 acres lots. The new Lot 10 will have access from Eagle Way and the new Lot 11 will use an easement as access to the lot that crosses Lot 10. The property is zoned Forest Valley FV-3, which requires 3-acres per lot and 150 feet of frontage. The access easement is shown to be 40 feet wide.

The proposed ROW is required to meet the design, safety, and lot/parcel standards listed in Title 108 Chapter 7 Section 29 of the Weber County Land Use Code. In addition to these standards, the ROW is required to comply with the criteria and conditions listed in Section 31, which is specific to access by a private ROW. These standards are listed below under "Summary of Planning Division Considerations." Approval of the private ROW as the primary access does not act as approval of the subsequent subdivision plat.

## Review Criteria

**Sec. 108-7-29 Flag lot access strip, private right-of-way, and access easement standards**

In order to provide for safe and consistent access to lots/parcels using flag lot access strips, private rights-of-way, or access easements as the primary means of ingress and egress, the following standards shall be met, in addition to the individual requirements of sections 108-7-30—108-7-32:

- (1) Design standards.
  - a. The flag lot access strip, private right-of-way, or access easement shall be designed and built to a standard approved by the County Engineer. The improved road surface does not require hard-surface paving, i.e., concrete or asphalt, but the improvements shall meet the following standards.
  - b. The flag lot access strip shall have a minimum width of 20 feet and a maximum width of 30 feet. A private right-of-way or access easement shall have a minimum width of 16 feet and a maximum width of 50 feet. The private right-of-way and access easement width standards may be modified by the Weber Fire District in conjunction with the County Engineer on a case by case basis.
  - c. The improved travel surface of the flag lot access strip, private right-of-way, or access easement shall be a minimum of 12 feet wide if the access serves fewer than five dwellings, and a minimum of 20 feet wide if the access serves five or more dwellings.
  - d. The improved road surface of the flag lot access strip, private right-of-way, or access easement shall be capable of supporting a minimum weight of 75,000 pounds.
  - e. A turnout measuring at least 10 feet by 40 feet shall be provided adjacent to the traveled surface of the a flag lot access strip, private right-of-way, or access easement (private access) if the private access is greater than 200 feet in length. The turnout shall be located at the approximate midpoint of the private access if its length is between 200 and 800 feet. If the private access length is greater than 800 feet, turnouts shall be provided at least every 400 feet thereafter. These standards may be modified by the Weber Fire District in conjunction with the County Engineer on a case by case basis.
  - f. The flag lot access strip, private right-of-way, or access easement shall have a maximum grade of 10%. This standard may be modified by the Weber Fire District in conjunction with the County Engineer on a case by case basis; however, the maximum grade shall not exceed 15%.
  - g. The flag lot access strip, private right-of-way, or access easement shall have a minimum vertical clearance of 14.5 feet.
  - h. No buildings, structures, or parking areas are allowed within the flag lot access strip, private right-of-way, or access easement.
  - i. New bridges, including decking and culverts shall be capable of supporting a minimum weight of 75,000 pounds. For existing bridges, a current certified engineer statement of load bearing capabilities must be submitted to the County Engineer and the Weber Fire District for review.
  - j. The flag lot access strip, private right-of-way, or access easement shall have a minimum inside travel-way radius of 26 feet, outside travel-way radius of 45 feet, and outside clear zone radius of 50 feet on all curves, particularly switchbacks. The width of the access may need to be increased to accommodate these standards.
  - k. Water and sewer lines located within the flag lot access strip, private right-of-way, or access easement require written notification from the agencies providing such services.
- (2) Safety standards.
  - a. The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement.
  - b. A turn-around area shall be provided at the home location to allow firefighting equipment to turn around. This area shall be a year round surface capable of supporting fire equipment (a minimum inside turning radius of 30 feet and an outside turning radius of not less than 45 feet.)
  - c. A fire hydrant or other suppression method may be required by the Fire District.
  - d. A site plan showing the location of the home, any proposed access roads and driveways, along with the location of and distance to the nearest fire hydrant (if available) shall be submitted to the Fire District for review.
  - e. Conditions may be imposed by the Land Use Authority to ensure safety, accessibility, privacy, etc. to maintain or improve the general welfare of the immediate area.
- (3) Lot/parcel standards
  - a. The lot/parcel shall meet all minimum yard and area requirements of the zone in which it is located.
  - b. Buildings shall be set back a minimum of 30 feet from the end of the flag lot access strip, private right-of-way, or access easement.
  - c. The lot/parcel shall meet the minimum lot width requirement for the zone in which the lot is located at the end of the access strip.

- d. The lot/parcel shall have a flag lot access strip, private right-of-way, or access easement constructed in conformance with 108-7-29 (1), (2), and (3) prior to the issuance of Land Use Permits or Building Permits.
- (4) Expiration
- a. Flag lot access strips, private rights-of-way, and access easements which have been approved by the Land Use Authority are valid for 18 months from the date of approval.

### Summary of Considerations

108-7-31. Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

1. Criteria

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

2. Conditions

- a. It shall be demonstrated that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right; and
- b. The landowner of record or authorized representative shall agree 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. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Staff has reviewed and analyzed the request for access by a private ROW using the criteria in Section 31. Based on review and analysis of staff's research and the information provided, staff has made the following determinations:

Based on Criteria C in Section 108-7-31 Access to a lot/parcel using a private right-of-way or access easement is unfeasible or impractical to extend a street to serve such lot/parcel because the lot has a branch of the South Fork of the Ogden River to the North; a residential home to the East and South; and undeveloped property to the West, not own by the applicant. The roads in this development are private and it would be unfeasible to build a new private road for one home.

- The applicant owns the 12 acres where the two lots are located and is granting an easement as part of the subdivision. This satisfies the condition for demonstrating legal and appropriate access.
- The applicants must also sign an agreement 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 ROW with a street that would serve as a required access to additional lots.

### Conformance to the General Plan

Access Easements are not included as part of the General Plan

### Conditions of Approval

- Requirements of the Weber County Engineering Division
  - Installation of the proposed improvements
- Requirements of the Weber Fire District
- Completing and recording the subdivision
- Meeting the design criteria listed above
- The address for the lot is to be located at the entrance on Eagle Way

## Administrative Approval

Administrative approval of AE2015-07 for access to a one lot using a private right-of-way easement is hereby approved based upon its compliance with the Weber County Land Use Code.

Flag lot access strips, private rights-of-way, and access easements which have been approved by the Land Use Authority are valid for 18 months from the date of approval.

Date of Administrative Approval: February 10, 2016

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Rick Grover  
Weber County Planning Director

## Exhibits

1. Applicant narrative
2. Location map
3. Access Easement map

# Weber County Access Exception Permit Application

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

Date Submitted /Completed

12/16/15

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

## Application Type

Access by Private Right of Way

Access at a location other than across the front lot line

## Property Owner Contact Information

Name of Property Owner(s)

JOHN RHEES

Mailing Address of Property Owner(s)

8940 Eagle Way  
Huntsville UT 84317

Phone 801

557 6813

Fax

Email Address (required)

johnrhees@gmail.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

SAME

Mailing Address of Authorized Person

Phone

Fax

Email Address (required)

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Project Name

River Ranch Subdivision  
1st Amendment

Total Acreage

12.5

Current Zoning

FV3

Approximate Address

8888 E. Eagle Way  
Huntsville UT 84317

Land Serial Number(s)

210980001

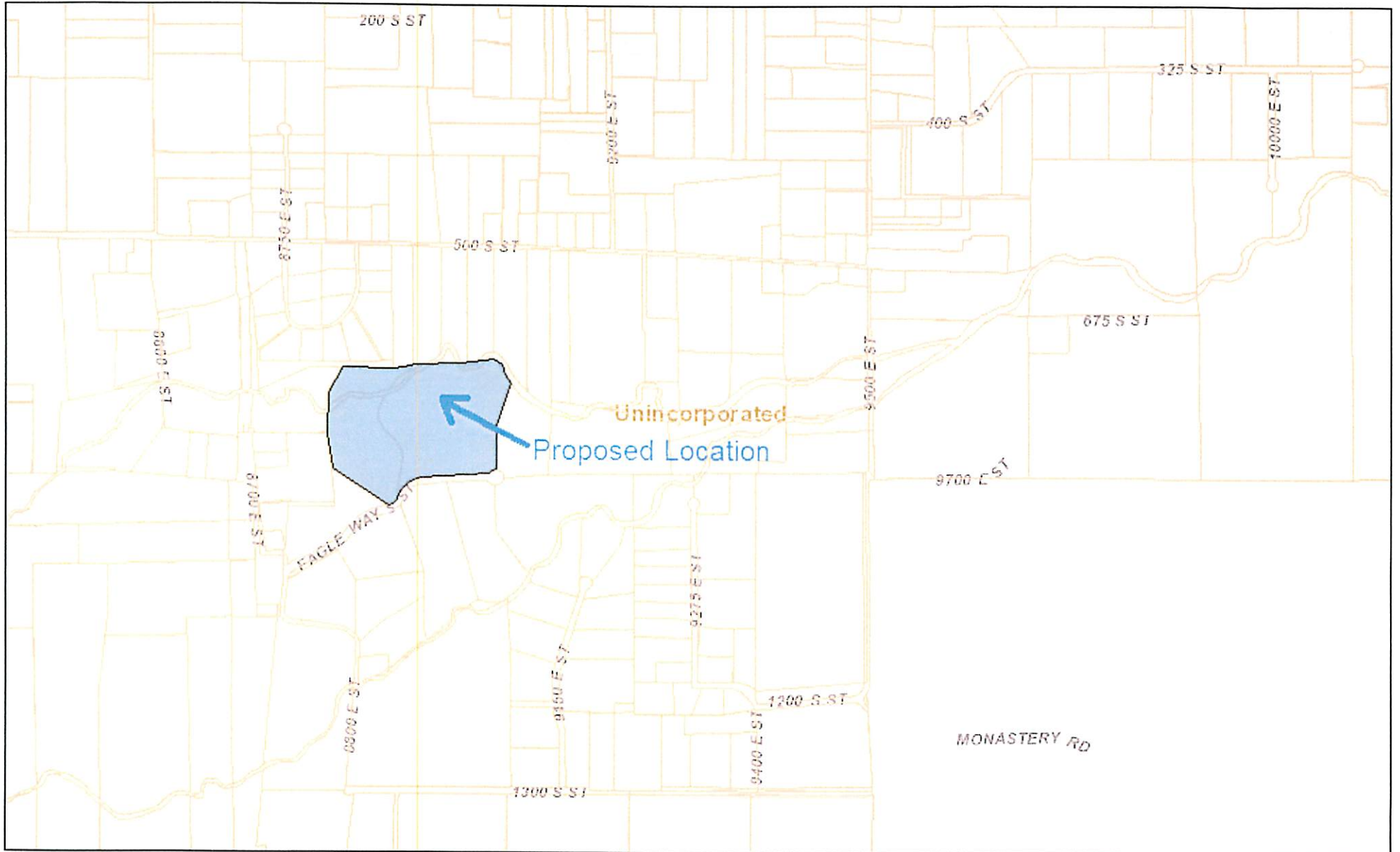
Proposed Use

Residential  
Lot Access

Project Narrative

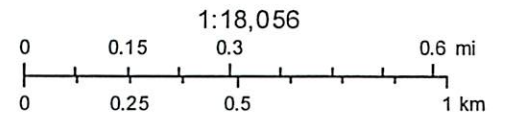
Proposing building one home or  
right of way as access

# Location Map



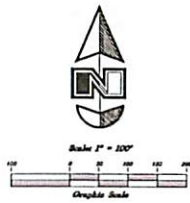
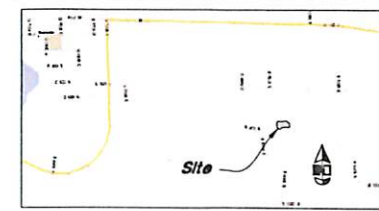
January 21, 2016

- Parcels
- Street Labels
- City Labels



# River Ranch - 1st Amendment

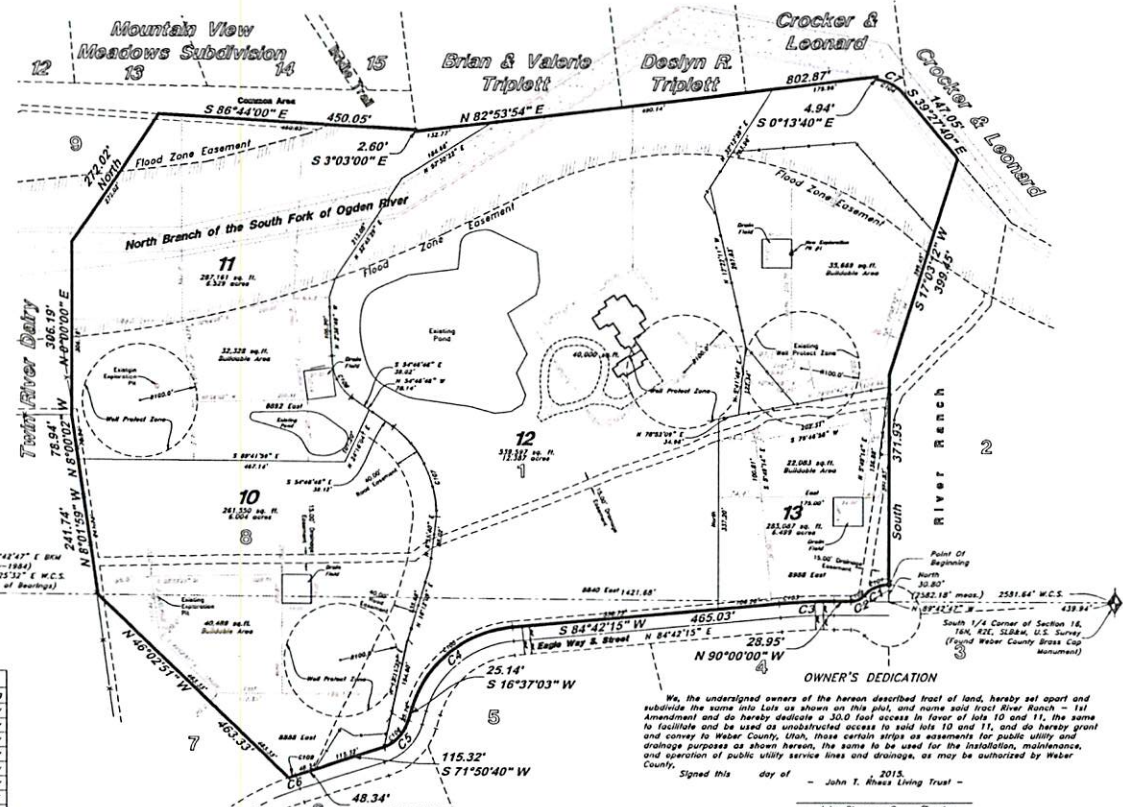
Amending Lot 1 River Ranch  
 A part of the Southwest 1/4 of Section 16 and the Northwest  
 1/4 of Section 21, T6N, R2E, SLB&M, U.S. Survey  
 Huntsville District, Weber County, Utah  
 September 2015



- Legend**
- Street Monument (Red) Radial Line
  - PUE Public Utility Easement
  - PUDE Public Utility & Drainage Easement
  - S&D 5/8" x 24" Long Rebar & Cap w/ Lids
  - Test Pit
  - Flood Zone Easement
  - Section Corner

- Notes:**
- Lot 10 Exploration PI #2 - 1999  
 0-15' loam, 10-20% gravel  
 13-58" gravelly loamy sand, 80% gravel
  - Lot 11 Exploration PI #1 - 1999  
 0-20" loam, granular structure, 10% gravel  
 20-32" coarse sandy loam, 50% gravel  
 32-68" gravelly loamy sand, 80% gravel  
 U.S. Survey  
 U.S. Survey
  - Lot 12 no soils need be referenced
  - Lot 13 Exploration PI #1 - 2015  
 0-13" coarse sandy loam, granular structure  
 13-87" gravelly loamy sand, single grain structure,  
 70% gravel, fine to cobble
  - Lot 14 Exploration PI #2 - 2002  
 0-12" Sandy Loam  
 12-70" Gravelly Loamy Sand

Southwest Corner of Section 16, T6N, R2E, SLB&M, U.S. Survey (Found Weber County Brass Cap Monument)



**PROPERTY LINE CURVE DATA**

Curve	Date	Radius	Length	Chord	Chord Bearing
C1	4°40'47"	35.00'	47.88'	42.31'	S 8°09'36" W
C2	4°40'47"	30.00'	26.01'	23.21'	S 8°09'36" W
C3	7°17'15"	1023.00'	84.74'	84.71'	S 8°21'58" W
C4	8°03'17"	200.00'	227.87'	223.82'	S 30°29'38" W
C5	4°20'00"	75.00'	44.35'	42.80'	S 4°11'50" W
C6	1°34'15"	481.22'	12.83'	12.84'	S 71°08'34" W
C7	4°28'28"	70.80'	53.31'	52.24'	S 8°10'28" E
C10	4°40'47"	35.00'	47.88'	42.31'	S 8°09'36" W
C102	4°40'47"	30.00'	26.01'	23.21'	S 8°09'36" W
C103	7°17'15"	1023.00'	84.74'	84.71'	S 8°21'58" W
C104	8°03'17"	200.00'	227.87'	223.82'	S 30°29'38" W
C105	4°20'00"	75.00'	44.35'	42.80'	S 4°11'50" W
C106	1°34'15"	481.22'	12.83'	12.84'	S 71°08'34" W
C107	4°28'28"	70.80'	53.31'	52.24'	S 8°10'28" E
C108	4°40'47"	35.00'	47.88'	42.31'	S 8°09'36" W
C109	4°40'47"	30.00'	26.01'	23.21'	S 8°09'36" W

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**WEBER COUNTY SURVEYOR**  
 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 \_\_\_\_\_, 2015.

**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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**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.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
 This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**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.

**OWNER'S DEDICATION**  
 We, the undersigned owners of the hereon described tract of land, hereby set apart and dedicate the same into lots as shown on this plat, and name said tract River Ranch - 1st Amendment and do hereby dedicate to 30.0 foot access in favor of lots 10 and 11, the same to facilitate and be used as unobstructed access to said lots 10 and 11, and do hereby grant and convey to Weber County, Utah, these certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
 John Rhee - Owner/Trustee

**ACKNOWLEDGMENT**  
 State of Utah  
 County of \_\_\_\_\_  
 I, \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by John Rhee.  
 Residing at \_\_\_\_\_  
 Commission Number \_\_\_\_\_  
 Commission Expires \_\_\_\_\_  
 A Notary Public commissioned in Utah  
 Print Name \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 56, Chapter 32, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon to this plat of River Ranch - 1st Amendment in the County of 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 \_\_\_\_\_, 2015.  
 6242920  
 License No. \_\_\_\_\_  
 Andy Hubbard

**BOUNDARY DESCRIPTION**  
 A Part of River Ranch, Weber County, Utah being a Part of the Southwest Quarter and the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville District Weber County, Utah, and being more particularly described as follows:  
 Beginning at the Southwest Corner of Lot 2 said River Ranch being 439.94 feet North 89°42'47" West and 30.80 feet Due North from the South Quarter Corner of said Section 16 and running thence eleven (11) courses along the Northwest of said Eagle Way South Street as follows: (1) Southwesterly along the arc of a 53.00 foot Radius curve to the left a distance of 47.69 feet (Delta Angle equals 4°40'47", Center bears South 0°00'01" West, and Long Chord bears South 6°00'36" West 48.21 feet) to a point of curvature; (2) Southwesterly along the arc of a 30.00 foot Radius curve to the right a distance of 26.01 feet (Delta Angle equals 4°40'47", Center bears North 4°40'47" West, and Long Chord bears South 6°09'36" West 25.21 feet); (3) Due West 28.95 feet to a point of curvature; (4) Southwesterly along the arc of a 1023.00 foot Radius curve to the left a distance of 84.74 feet (Delta Angle equals 7°17'15", Center bears Due South, and Long Chord bears South 8°21'58" West 84.71 feet); (5) South 84°42'15" West 465.03 feet to a point of curvature; (6) Southwesterly along the arc of a 200.00 foot Radius curve to the left a distance of 237.87 feet (Delta Angle equals 8°03'17", Center bears South 5°17'45" East, and Long Chord bears South 50°29'38" West 223.83 feet); (7) South 18°37'03" West 25.14 feet to a point of curvature; (8) Southwesterly along the arc of a 75.00 foot Radius curve to the right a distance of 44.35 feet (Delta Angle equals 4°20'00", Center bears North 2°22'53" West, and Long Chord bears South 41°17'07" West 42.80 feet); (9) South 71°50'40" West 115.32 feet; (10) South 7°00'03" West 48.34 feet to a point of curvature; (11) and Southwesterly along the arc of a 481.22 foot Radius curve to the left a distance of 12.84 feet (Delta Angle equals 1°34'15", Center bears South 1°34'15" East, and Long Chord bears South 71°08'34" West 12.84 feet) to the most Easterly Corner of Lot 7, said River Ranch; thence North 49°25'11" West 463.33 feet along the Easterly line of said Lot 7; thence North 8°01'58" West 241.74 feet; thence North 8°00'02" West 78.94 feet to the Southeast corner of lot 8, said River Ranch; thence two (2) courses along the Easterly line of said lot 8 as follows: (1) Due North 506.19 feet; and (2) North 53°37'55" East 272.02 feet to the South line of Mountain Valley Meadows Subdivision, Weber County, Utah, thence South 80°44'00" East 430.03 feet along said South line; thence South 2°03'00" East 2.60 feet; thence North 82°53'54" East 802.87 feet; thence South 0°14'05" East 4.94 feet to a point on the arc of curve; thence Southwesterly along the arc of a 70.60 foot Radius curve to the right a distance of 53.31 feet (Delta Angle equals 4°28'28", Center bears South 7°08'42" West, and Long Chord bears South 6°10'29" East 52.24 feet); thence South 39°17'40" East 147.65 feet to the Northwest Corner of Lot 2, said River Ranch; thence two (2) courses along the West line of said Lot 2 as follows: (1) South 17°03'12" West 399.45 feet; and (2) Due South 371.33 feet to the point of beginning.

**NARRATIVE**  
 This Plat and survey was requested by Mr. John Rhee for the purpose of amending Lots 1, 2 and 8 of River Ranch, Weber County, Utah.  
 The original survey was performed in 1984 for BKM Agricultural Development.  
 A line bearing South 82°52'12" East between Southwest corner and South quarter was used as the basis of bearings. The BKM Survey 1984 was honored and the basis of bearing has been rotated 128°13' clockwise to match that survey.  
 Corners were monumented as depicted on this plat.

**WEBER COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND RECORDS IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_ RECORDS FOR \_\_\_\_\_  
**WEBER COUNTY RECORDER**  
 BY: \_\_\_\_\_ DEPUTY







# 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

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> 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 1<sup>st</sup> 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 1<sup>st</sup> 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

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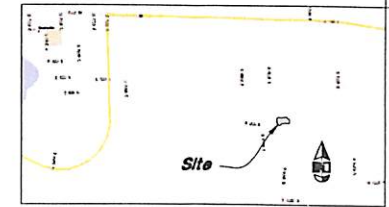
Rick Grover  
Weber County Planning Director

### Exhibits

- A. Subdivision plat
- B. Location map

# River Ranch - 1st Amendment

Amending Lot 1 River Ranch  
 A part of the Southwest 1/4 of Section 16 and the Northwest  
 1/4 of Section 21, T6N, R2E, SLB&M, U.S. Survey  
 Huntsville District, Weber County, Utah  
 September 2015



VICINITY MAP  
 Not to Scale

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 55, Chapter 32, of the Professional Engineers and Land Surveyors Licensing Act. I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon. This plat of River Ranch - 1st 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 \_\_\_\_ 2015.

6242920  
 License No. Andy Hubbard

## BOUNDARY DESCRIPTION

A Part of River Ranch, Weber County, Utah being a Part of the Southwest Quarter and the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville District Weber County, Utah, and being more particularly described as follows:

Beginning at the Southwest Corner of Lot 2 said River Ranch being 439.94 feet North 89°42'41" West and 30.80 feet Due North from the South Quarter Corner of said Section 16 and running thence along (1) courses along the Northwest of said Eagle Way South Street as follows: (1) Southwesterly along the arc of a 33.00 foot Radius curve to the left a distance of 47.69 feet (Delta Angle equals 49°40'41", Center bears South 07°00'11" West, and Long Chord bears South 63°00'16" West 46.21 feet) to a point of curvature; (2) Southwesterly along the arc of a 32.00 foot Radius curve to the right a distance of 28.01 feet (Delta Angle equals 49°40'41", Center bears North 49°40'41" West, and Long Chord bears South 65°09'16" West 23.21 feet); (3) Due West 26.92 feet to a point of curvature; (4) Southwesterly along the arc of a 1023.00 foot Radius curve to the left a distance of 84.74 feet (Delta Angle equals 31°14'51", Center bears Due South, and Long Chord bears South 87°21'08" West 94.71 feet); (5) South 84°42'15" West 465.03 feet to a point of curvature; (6) Southwesterly along the arc of a 200.00 foot Radius curve to the left a distance of 237.67 feet (Delta Angle equals 68°05'12", Center bears South 31°14'51" East, and Long Chord bears South 50°39'19" West 223.93 feet); (7) South 16°17'03" West 25.14 feet to a point of curvature; (8) Southwesterly along the arc of a 23.00 foot Radius curve to the right a distance of 64.58 feet (Delta Angle equals 49°20'08", Center bears North 23°22'59" West, and Long Chord bears South 41°17'07" West 62.60 feet); (9) South 71°30'40" West 115.32 feet; (10) South 72°00'03" West 48.34 feet to a point of curvature; (11) and Southwesterly along the arc of a 461.22 foot Radius curve to the left a distance of 12.64 feet (Delta Angle equals 1°34'15", Center bears South 17°58'54" East, and Long Chord bears South 71°06'14" West 12.64 feet) to the most Easterly Corner of Lot 7, said River Ranch; thence North 43°20'11" West 463.33 feet along the Easterly line of said lot 7; thence North 8°01'59" West 241.74 feet; thence North 8°00'02" West 78.94 feet to the Southeast corner of Lot 9, said River Ranch; thence (2) courses along the Easterly line of said lot 9 as follows: (1) Due North 306.18 feet and (2) North 33°12'52" East 272.02 feet to the South line of Mountain Valley Meadows Subdivision, Weber County, Utah, thence South 86°44'00" East 450.05 feet along said South line; thence South 33°12'00" East 2.80 feet; thence North 82°53'34" East 802.87 feet; thence South 0°13'40" East 4.94 feet to a point on the arc of curve; thence Southwesterly along the arc of a 20.00 foot Radius curve to the right a distance of 51.51 feet (Delta Angle equals 45°22'18", Center bears South 7°06'42" West, and Long Chord bears South 61°10'28" East 52.24 feet); thence South 39°27'40" East 147.05 feet to the Northwest Corner of Lot 2, said River Ranch; thence (2) courses along the West line of said Lot 2 as follows: (1) South 17°03'12" West 399.45 feet and (2) course along South 37°11'53" West to the point of beginning.

Contains: 31.489 acres

## NARRATIVE

This Plat and survey was requested by Mr. John Rhee for the purpose of amending Lots 1, 2 and 8 of River Ranch, Weber County, Utah. The survey was performed in 1984 for B&M Agricultural Development. A line bearing South 89°25'31" East between Southwest corner and South quarter was used as the basis of bearings. The B&M Survey 1984 was honored and the basis of bearing has been related 0.2875 clockwise to match that survey. Corners were monumented as depicted on this plat.

## OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into as shown on this plat, and name said tract River Ranch - 1st Amendment and do hereby dedicate a 30.0 foot easement in favor of lots 10 and 11, the same to facilitate and be used as unobstructed access to said lots 10 and 11, and do hereby grant and convey to Weber County, Utah, those certain strips of easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County.

Signed this \_\_\_\_ day of \_\_\_\_ 2015.  
 John Rhee - Owner/Trustee

John Rhee - Owner/Trustee

## ACKNOWLEDGMENT

State of Utah  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_ 2015 by John Rhee.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
 Commission Number: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
 Print Name

## WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Weber County, Utah. Signed this \_\_\_\_ day of \_\_\_\_ 2015.

Chairman, Weber County Commission  
 Attest: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Chairman, Weber County Planning Commission

## WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this \_\_\_\_ day of \_\_\_\_ 2015.

## 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 guarantees is sufficient for the installation of these improvements.

Weber County Engineer



Scale 1" = 100'

## Legend

- Street Monument
- (Red) Radial Line Public Utility Easement
- PUBDE Public Utility & Drainage Easement
- Set 5/8" x 3/4" Long Rebar ± Cap w/ Laths
- Test Pit
- Flood Zone Easement
- Section Corner

- Notes:
- Lot 10  
 Exploration Pit #2 - 1999  
 0-13" loam, 10-20% gravel  
 13-58" gravelly loamy sand, 80% gravel
  - Lot 11  
 Exploration Pit #1 - 1999  
 0-20" loam, granular structure, 10% gravel  
 20-32" gravelly sandy loam, 50% gravel  
 32-68" gravelly loamy sand, 80% gravel
  - Lot 12  
 no soils need be referenced
  - Lot 13  
 Exploration Pit #1 - 2015  
 0-13" coarse sandy loam, granular structure  
 13-87" gravelly loamy sand, single grain structure,  
 70% gravel, fine to cobble
  - Lot 14  
 Exploration Pit #2 - 2002  
 0-12" Sandy loam  
 12-70" Gravelly Loamy Sand

Southwest Corner of Section 16, T6N, R2E, SLB&M, U.S. Survey (Found Brass Cap Monument)  
 (S 89°42'41" E BKM Survey-1984)  
 S 89°23'32" E W.C.S. (Basis of Bearings)

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	49°40'41"	33.00'	47.69'	46.21'	S 63°00'16" W
C2	49°40'41"	32.00'	28.01'	23.21'	S 65°09'16" W
C3	31°14'51"	1023.00'	84.74'	84.71'	S 87°21'08" W
C4	68°05'12"	200.00'	237.67'	223.93'	S 50°39'19" W
C5	49°20'08"	73.00'	64.58'	62.60'	S 41°17'07" W
C6	1°34'15"	461.22'	12.64'	12.64'	S 71°06'14" W
C7	43°20'11"	78.60'	53.91'	52.24'	S 81°10'28" E
C8	49°40'41"	33.00'	47.69'	46.21'	S 63°00'16" W
C9	49°40'41"	30.00'	26.01'	23.21'	S 65°09'16" W
C10	31°14'51"	1023.00'	84.74'	84.71'	S 87°21'08" W
C11	68°05'12"	200.00'	237.67'	223.93'	S 50°39'19" W
C12	49°20'08"	73.00'	64.58'	62.60'	S 41°17'07" W
C13	1°34'15"	461.22'	12.64'	12.64'	S 71°06'14" W
C14	43°20'11"	78.60'	53.91'	52.24'	S 81°10'28" E
C15	49°40'41"	33.00'	47.69'	46.21'	S 63°00'16" W
C16	49°40'41"	30.00'	26.01'	23.21'	S 65°09'16" W

## 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 \_\_\_\_ day of \_\_\_\_ 2015.

Webster County Surveyor  
 Webster County Attorney

## 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 monument on record in 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 \_\_\_\_ day of \_\_\_\_ 2015.

Webster County Surveyor

Webster County Attorney



