



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an application for final approval of River Ranch 1st Amendment, removing the buildable area on Lot 4.

Type of Decision: Administrative

Agenda Date: Wednesday, July 26, 2017

Applicant: Patrick Bonkemeyer

File Number: UVR 060517

Property Information

Approximate Address: 9003 E Eagle Way, Huntsville

Project Area: 9.18

Zoning: Forest Valley (FV-3) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 210970004

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

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

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

Background and Summary

The applicant is requesting final approval of River Ranch 1st Amendment, located at approximately 9003 E Eagle Way, Huntsville. The proposed amendment will remove the building envelope on Lot 4 of the original River Ranch Subdivision, consisting of 9.18 acres. Research indicates that building envelopes were placed on lots in the original subdivision due to floodplain boundaries and wildlife protection measures. Today, the floodplain is located on a small portion of the lot that abuts the South Fork of the Ogden River, as shown on the plat map. The subject property is not currently located within the Important Wildlife Habitat Area as shown on the Ogden Valley Sensitive Lands Wildlife Map. The current floodplain map and Important Wildlife Habitat Area for the subject property are included in the staff report as Exhibit B.

The proposal meets the criteria for "Small Subdivisions", as defined in LUC §101-7, and can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision amendment and lot configuration are in conformance with the applicable zoning and subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This request is in conformance with the Ogden Valley General Plan.

Zoning: The subject property is located in the Forest Valley (FV-3) Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-14-5, the FV-3 zone requires a minimum lot area of 3 acres and a minimum lot width of 150'. The proposed amendment will not change the lot configuration of the original subdivision, as such, Lot 4 will maintain the required 150' width and the 3 acre minimum.

Culinary water and sanitary sewage disposal: Feasibility letters were provided with the original subdivision regarding culinary water and sanitary sewage disposal. Culinary water will be provided by a private well and sewage disposal will be controlled by an individual septic system.

Review Agencies: To date, the proposed subdivision has been reviewed by the Engineering Division and the Weber Fire District. The applicant will need to submit a revised plat with all agencies conditions met prior to recording the final Mylar, including the requirements of the Surveyor's Office.

Additional Design Standards: The proposed amended subdivision will need to meet any additional review agency standards and requirements.

Tax Clearance: There are no outstanding tax payments related to this parcel.

Public Notice: A notice has been mailed not less than 10 calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of River Ranch 1st Amendment, removing the building envelope on Lot 4. This recommendation is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.
3. The proposed subdivision will not be detrimental to public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final approval of River Ranch 1st Amendment, removing the building envelope on Lot 4, 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

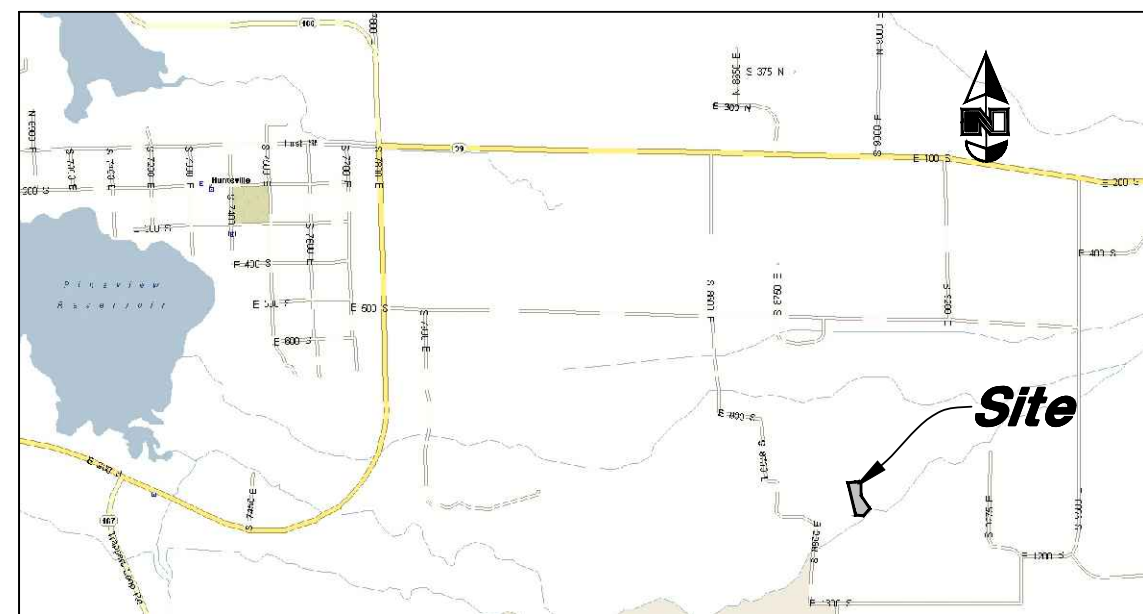
- A. Plat Map
- B. Floodplain and Important Wildlife Habitat Map

Area Map 1

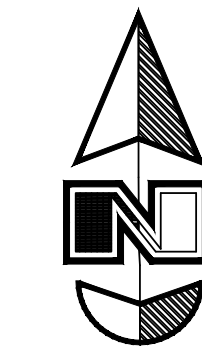


River Ranch - 1st Amendment

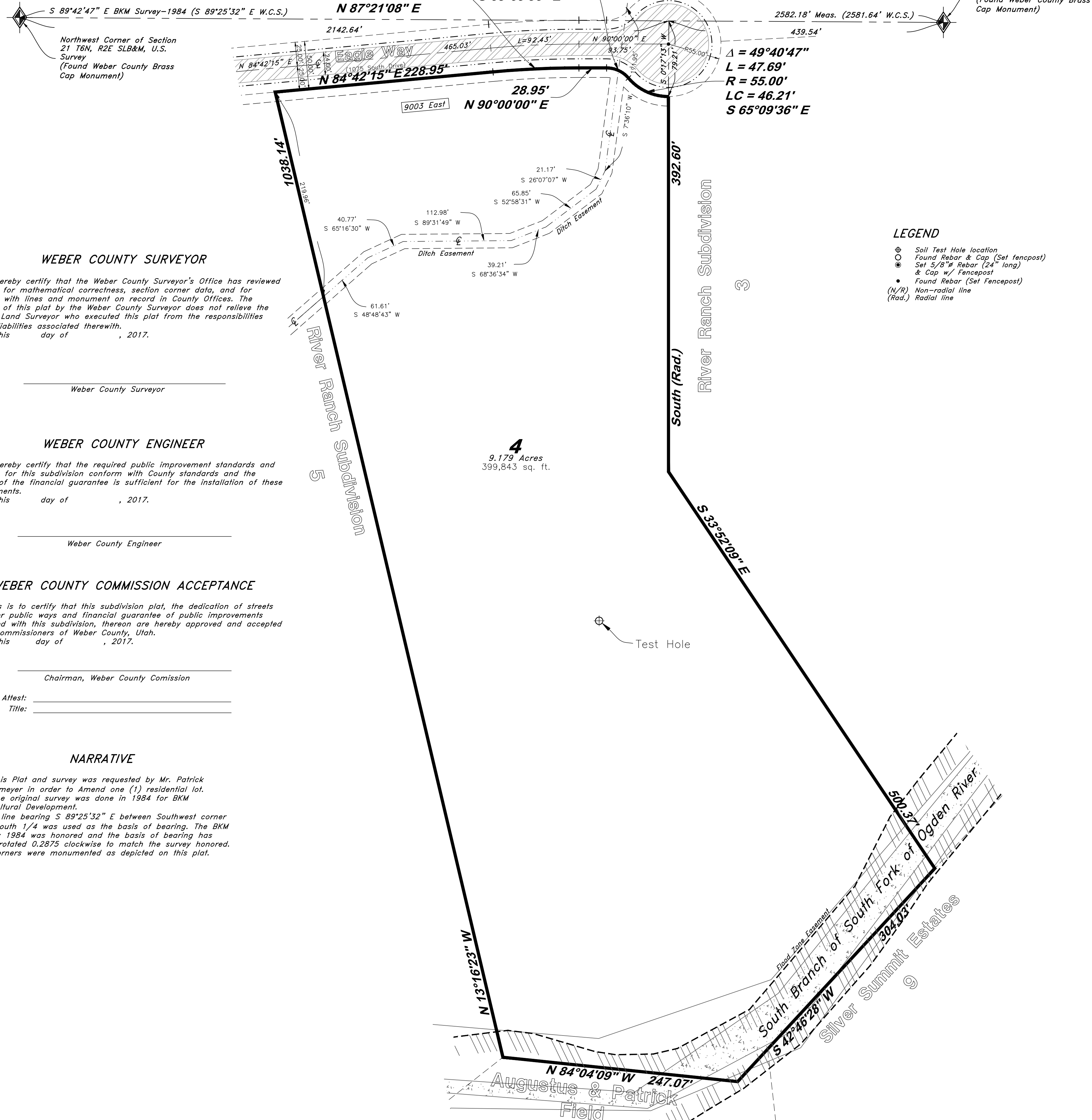
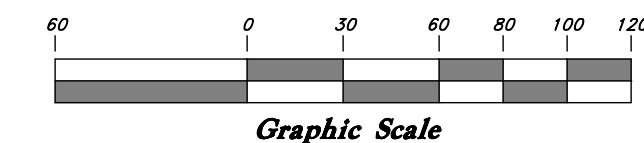
Amending Lot 4 River Ranch
A part of the Northwest Quarter of Section 21, T6N, R2E, SLB&M,
U.S. Survey
Huntsville District, Weber County, Utah
May 2017



VICINITY MAP
(Not to Scale)



Scale: 1" = 60'



North 1/4 Corner of Section 21 T6N, R2E SLB&M, U.S. Survey (Found Weber County Brass Cap Monument)

SURVEYOR'S CERTIFICATE

I, Jason T. Felt, 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 22, 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 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 and all lots meet the requirements of the Land Use Code WCO 106-1-8(c)(1). Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2017.

9239283

License No.

Jason T Felt

BOUNDARY DESCRIPTION

All of Lot 4 River Ranch, more particularly described as follows:
A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Northwest Corner of Lot 3, said River Ranch Subdivision, Huntsville District, Weber County, Utah, which is 439.54 feet North 89°42'47" West along the Section line and 79.21 feet South 0°17'13" West from the North Quarter corner of said Section 21; running thence two (2) courses along the West line of said Lot 3 as follows: (1) due South 392.60 feet and (2) South 33°52'09" East 500.37 feet to the North line of Lot 9, Silver Summit Estates, Huntsville District, Weber County, Utah; thence South 42°46'28" West 304.03 feet along said North line; thence North 84°04'09" West 247.07 feet to the Southeast Corner of Lot 5, said River Ranch Subdivision; thence North 13°16'23" West 1038.14 feet along said East line to the South Right of Way line of Eagle Way; thence along said Right of Way the line following five (5) courses: (1) North 84°42'15" East 228.95 feet to a point of curvature, (2) Northeastly along the arc of a 975.00 foot radius curve to the right a distance of 90.12 feet (Central Angle equals 5°17'45" and Long Chord bears North 87°21'08" East 90.09 feet), (3) due East 28.95 feet to a point of curvature, (4) Southeastly along the arc of a 30.00 foot radius curve to the right a distance of 26.01 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 25.21 feet) to a reverse curvature, and (5) Southeastly along the arc of a 55.00 foot radius curve to the left a distance of 47.69 feet (Central Angle equals 49°40'47" and Long Chord bears South 65°09'36" East 46.21 feet) to the point of beginning.
Contains 9.179 acres

OWNER'S DEDICATION

I the undersigned owner of the herein described tract of land, do hereby set apart and name said tract River Ranch - 1st Amendment, and do hereby 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 _____ day of _____, 2017.

Patrick H. Bonkemeyer - Trustee

Rayleen T. Bonkemeyer - Trustee

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____
Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

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 _____, 2017.
Chairman, Weber County Planning Commission

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 _____, 2017.
Weber County Surveyor

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 _____, 2017.
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 _____, 2017.
Weber County Engineer

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 _____, 2017.
Weber County Attorney

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 _____, 2017.
Chairman, Weber County Commission

FLOOD ZONE

The South part of this Property falls within Zone 'AE' and the North part of this Property falls within Zone 'X' Unshaded as shown on the Flood Insurance Rate Map, Community Panel No. 49057C0476F dated June 2, 2015 and on Community Panel No. 4901870476F dated June 2, 2015.
Zone AE - area of 100 year flood; base flood elevations and flood hazard factors not determined.
Zone X - areas determined to be outside the 0.2% annual chance floodplain (no shading)

NARRATIVE

This Plat and survey was requested by Mr. Patrick Bonkemeyer in order to Amend one (1) residential lot. The original survey was done in 1984 for BKM Agricultural Development.
A line bearing S 89°25'32" E between Southwest corner and South 1/4 was used as the basis of bearing. The BKM Survey 1984 was honored and the basis of bearing has been rotated 0.2875 clockwise to match the survey shown. Corners were monumented as depicted on this plat.

NOTE:

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



WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

