



# 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:** Orloff 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

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> 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 work with the County Engineer to determine if either: a Geologic Reconnaissance, or a statement from a licensed geologist is necessary to 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.

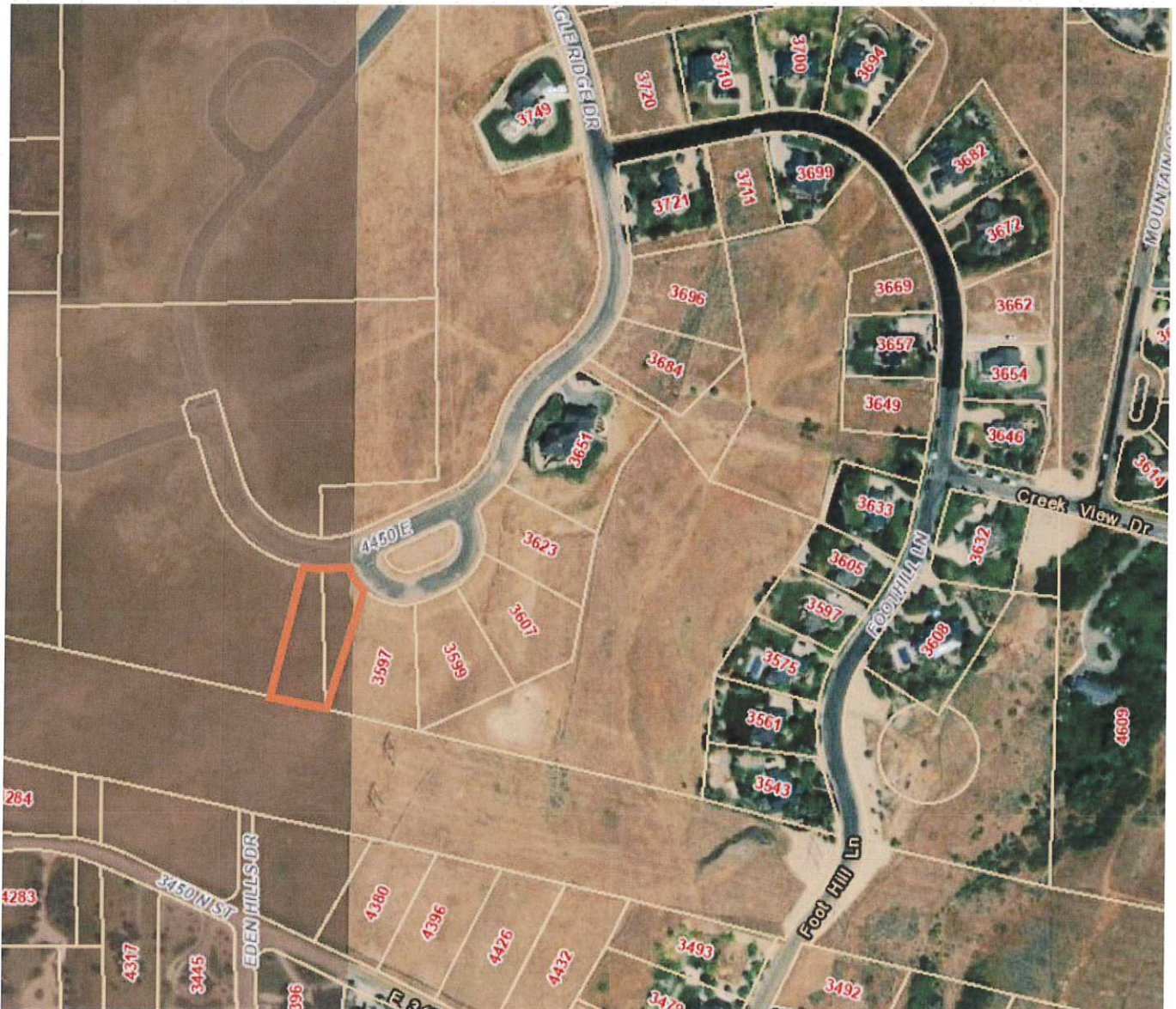
Date of Administrative Approval: 7/2/21

  
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











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



