



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of River Ranch Subdivision 2nd Amendment.

Type of Decision: Administrative

Agenda Date: Monday, November 18, 2019

Project Area: 12.198 acres

Zoning: Forest Valley Zone (FV-3)

Applicant: Tim Hutter

Existing Land Use: Residential

Parcel ID: 21-098-0007

Township, Range, Section: T6N, R2E, Section 16 SW, 21 NW

Adjacent Land Use

North: Residential Vacant	South: Eagle Way South St.
East: Residential	West: Vacant/Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 17 Forest Valley Zone (FV-3)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- River Ranch Subdivision was recorded 8/5/2003
- River Ranch Subdivision 1st Amendment was recorded 11/8/2017.

Background and Summary

The Planning Division recommends final approval of River Ranch 2nd Amendment, expanding the designated building envelope.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a “Small Subdivision” and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Forest Valley Zone more particularly described as the FV-3 zone. The purpose and intent of the FV-3 zone is identified in the LUC §104-17-1 as:

“The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the FV-3 zone in LUC §104-14 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The FV-3 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential structure. The proposed amendment will not alter the lot lines of the existing lot 8. The following development standards will be reviewed upon submittal for land use approval for a residential building:

- Front yard setback: 30 feet
- Side yard setback: 30 feet on streets of less than 80 feet in width; 50 feet on streets and highways of 80 feet or more in width.
- Rear yard setback: 30 feet
- Maximum building height: 35 feet

The existing lot configuration, is not changing, only the buildable area within the existing lot boundaries.

Natural Hazards Areas: The majority of the existing subdivision is located in a Zone “X” as determined by FEMA to be within the 500 year floodplain. Areas designated as Zone “X” are typically areas in which no analysis of flood hazards have been conducted. There is a flood easement recorded on either side of the south branch of the south fork of the Ogden River is located in Zone AE as determined by FEMA. The plat proposed plat shows no change in the existing flood easement, which prohibits development within this easement (LUC 104-28-2(b) *“No structure, accessory structure, road, or parking area shall be built within the required setback from a river or stream as measured from the high water mark of the river or stream. The high water mark shall be determined by the Weber County engineer. The areas within the setback shall be maintained in a manner that protects the quality of water in the river or stream and the habitat of native vegetation and wildlife along the river or stream.”*

Culinary water and sanitary sewage disposal: There is existing development, therefore, no feasibility letters were required to be submitted with this application.

Review Agencies: The Weber County Engineering Division and Weber Fire District have approved the proposal. The Weber County Surveyor’s Office has reviewed, but not yet approved this project. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Tax clearance: The 2019 property taxes have been paid in full. The 2020 property taxes will be due in full on November 30, 2020.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the River Ranch Subdivision 2nd Amendment, expanding the designated building envelope. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of River Ranch Subdivision 2nd Amendment 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: 11/18/20



Rick Grover
Weber County Planning Director

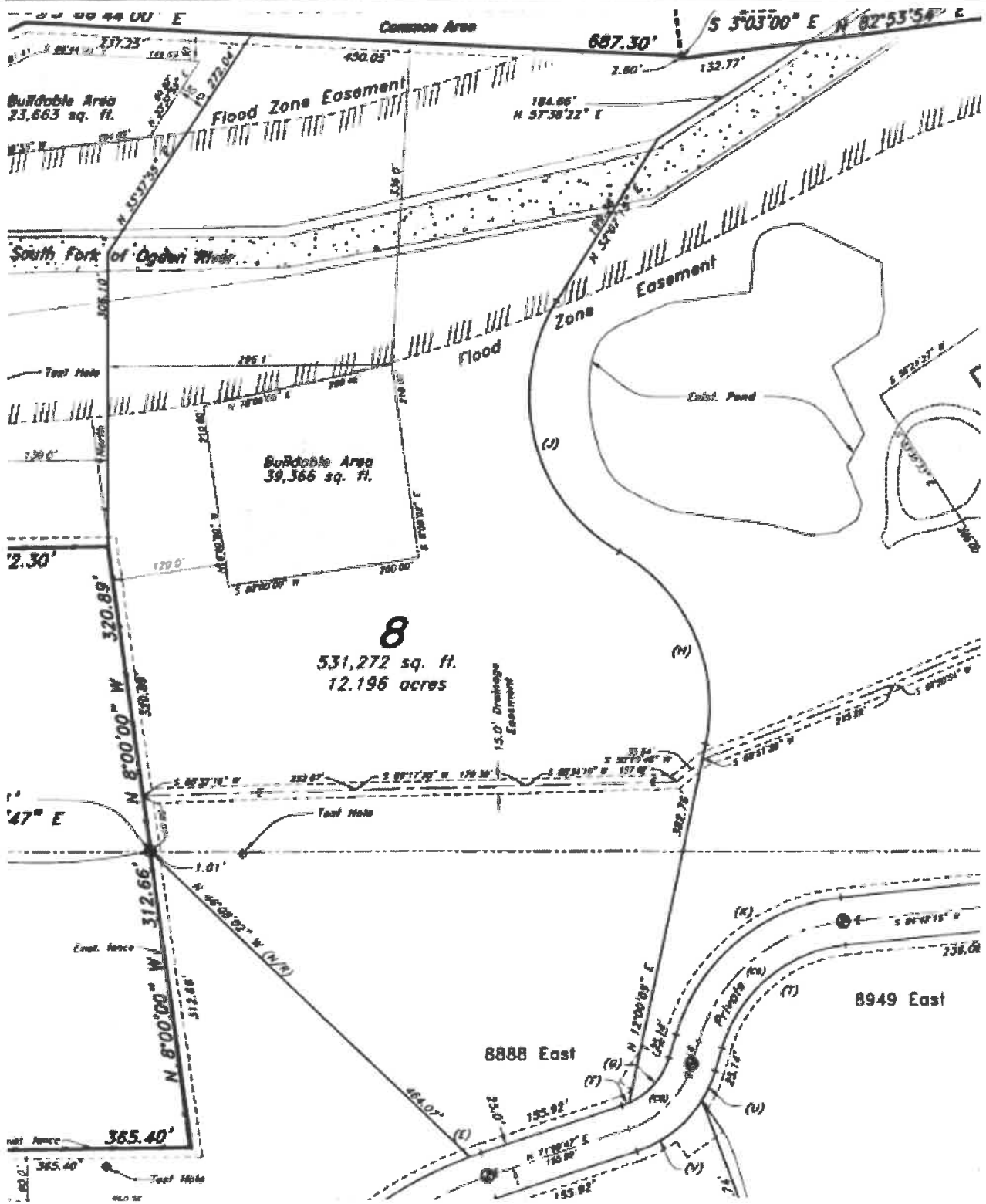
Exhibits

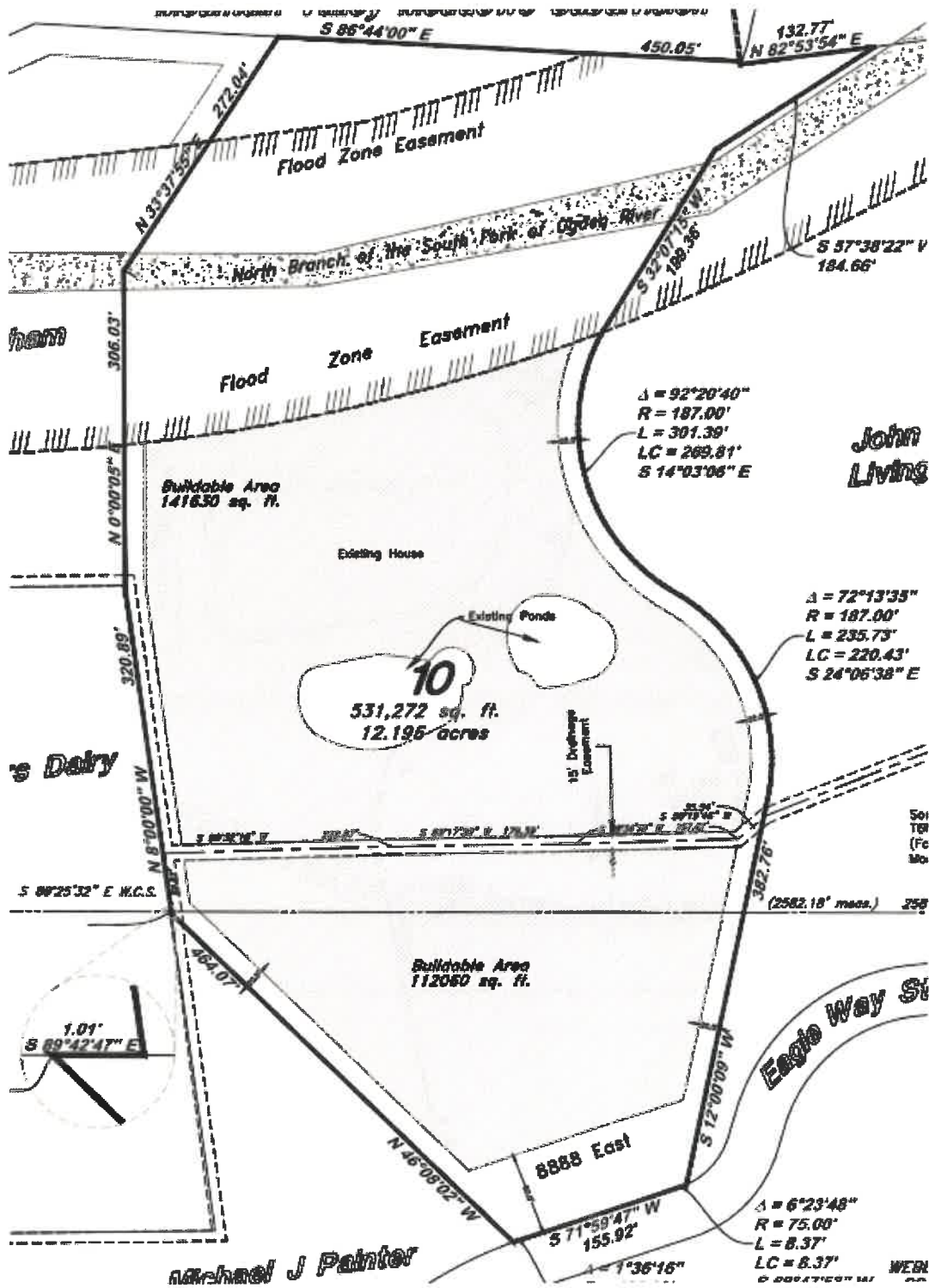
- A. Current and Proposed Buildable Area for Lot 8.
- B. Subdivision Application

Location Map 1



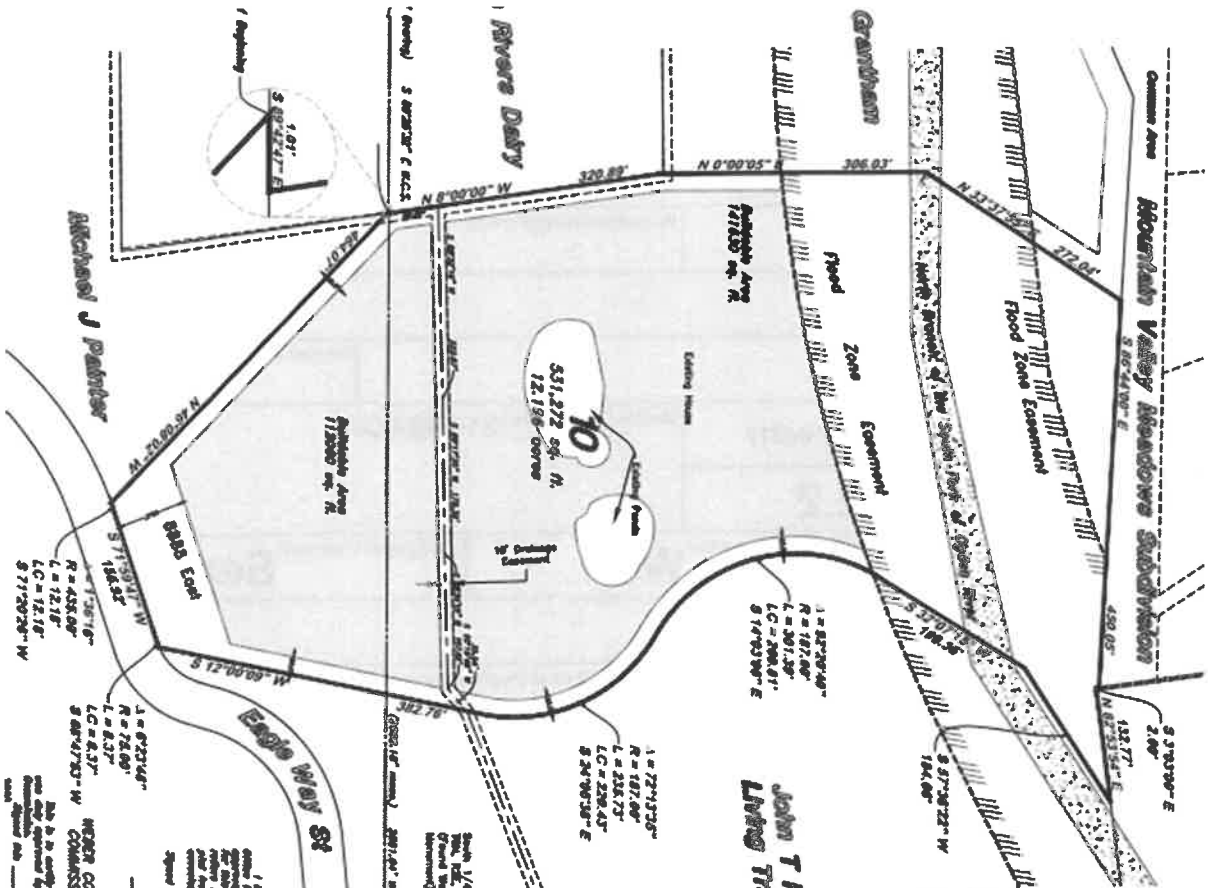
Exhibit A - Current and Proposed Lot 8 Buildable Area





River Ranch Lot 8 Amendment

A part of the Southwest 1/4 of Section 10 and a part of the North one-half of Section 21 T8N R2E S28&34E US Survey Hamblin District Weber County, Utah



WENDE COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that the above described property is in compliance with the provisions of the zoning ordinance of the County of Weber, Utah, and that the same is eligible for the proposed subdivision.

Wenatchee County Engineer

I have examined the proposed subdivision and find that it complies with the provisions of the zoning ordinance of the County of Weber, Utah, and that the same is eligible for the proposed subdivision.

Wenatchee County Attorney

WENDE COUNTY ENGINEER

I hereby certify that the above described property is in compliance with the provisions of the zoning ordinance of the County of Weber, Utah, and that the same is eligible for the proposed subdivision.

Wenatchee County Engineer

I have examined the proposed subdivision and find that it complies with the provisions of the zoning ordinance of the County of Weber, Utah, and that the same is eligible for the proposed subdivision.

Wenatchee County Attorney

WENDE COUNTY ATTORNEY

I have examined the proposed subdivision and find that it complies with the provisions of the zoning ordinance of the County of Weber, Utah, and that the same is eligible for the proposed subdivision.

Wenatchee County Attorney

OWNER'S DEDICATION

I, the undersigned owner of the above described land, do hereby dedicate to the public use of the County of Weber, Utah, the easement described herein for the purpose of providing access to the public lands of the County of Weber, Utah, and for the purpose of providing access to the public lands of the County of Weber, Utah.

John T. Rhoads
Linda T. Rhoads

ACKNOWLEDGMENT

Subscribed and sworn to before me on this _____ day of _____, 2008, by _____ of the County of _____, State of _____.

Notary Public

DESCRIPTION

A part of the Southwest 1/4 of Section 10 and a part of the North one-half of Section 21 T8N R2E S28&34E US Survey Hamblin District Weber County, Utah, containing approximately 12.196 acres, more or less, as shown on the attached plat.

ACKNOWLEDGMENT

Subscribed and sworn to before me on this _____ day of _____, 2008, by _____ of the County of _____, State of _____.

Notary Public

ACKNOWLEDGMENT

Subscribed and sworn to before me on this _____ day of _____, 2008, by _____ of the County of _____, State of _____.

Notary Public

ACKNOWLEDGMENT

Subscribed and sworn to before me on this _____ day of _____, 2008, by _____ of the County of _____, State of _____.

Notary Public

Exhibit B - Subdivision Application

Weber County Subdivision Application			
<small>All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401</small>			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name River Ranch			Number of Lots 1
Approximate Address 8888 Eagle Way Huntsville, UT 84317		Land Serial Number(s) 21-098-0007	
Current Zoning FV 3	Total Acreage 12.2		
Culinary Water Provider Well	Secondary Water Provider Well	Wastewater Treatment Septic	
Property Owner Contact Information			
Name of Property Owner(s) <small>Timothy M. Hutter and Tamra F. McQueen Hutter</small>		Mailing Address of Property Owner(s) 8888 Eagle Way Huntsville, UT 84317	
Phone 760-310-2289	Fax		
Email Address timhutter@sbcglobal.net	Preferred Method of Written Correspondence Email Fax Mail email		
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Tim Hutter		Mailing Address of Authorized Person 8888 Eagle Way Huntsville, UT 84317	
Phone 760-310-2289	Fax 760-874-2875		
Email Address timhutter@sbcglobal.net	Preferred Method of Written Correspondence Email Fax Mail email		
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Great Basin Engineering		Mailing Address of Surveyor/Engineer 5746 S 1475 E #200 South Ogden, UT 84403	
Phone 801-394-4515	Fax		
Email Address	Preferred Method of Written Correspondence Email Fax Mail mail		
Property Owner Affidavit			
<p>I (We), <u>Timothy M. Hutter and Tamra F. McQueen Hutter</u>, 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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 _____ (Property Owner)		 _____ (Property Owner)	
Subscribed and sworn to me this <u>9</u> day of <u>October</u> , 20 <u>20</u>			

Authorized Representative Affidavit

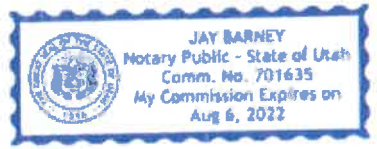
Timothy M. Huber and Tanra F. McQueen-Hutter

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Tim Hutter, 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 out agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

Dated this 9th day of Oct, 2020, personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.



[Signature]
Notary

