



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and / or action on an administrative application, final approval of Phase 1 of The Ridge Townhomes at Wolf Creek PRUD, 8 units, 1st Amended at approximately 3400 North Moose Hollow Drive

Agenda Date: Tuesday, June 23, 2015

Applicant: Capon Capital, John Lewis

File Number: UVR0602-15

Property Information

Approximate Address: 3400 North Moose Hollow Drive

Project Area: 3.68

Zoning: Forest Residential (FR-3)

Existing Land Use: Townhomes

Proposed Land Use: PRUD Development / subdivision

Parcel ID: 22-281-0001

Township, Range, Section: T7N, R1E, Section 27

Adjacent Land Use

North: Condominiums and a golf course	South: Agriculture, Open Space
East: Residential	West: Agriculture

Staff Information

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

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 17 (Forest Residential FR-3)
- Weber County Land Use Code Title 104 Chapter 28 (Ogden Valley Sensitive Lands)
- Weber County Land Use Code Title 106 (Subdivision)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of Phase 1 of The Ridge Townhomes at Wolf Creek PRUD 1st Amended. Phase 1 has 8 units on 3.68 acres with 2.73 acres being landscape. This property is zoned FR-3 which require group dwellings to have 7,500 square feet of net developable area for each dwelling plus 2,000 square feet of net developable area for each dwelling unit in excess of two in each building. This would mean this phase would need 23,000 square feet. This phase meets this requirement. These units will be used for nightly rentals. The only change to the plat is the development is no longer a condominium. In a condominium air space is sold. The development is now just a PRUD which has a small building envelop under each unit. The change is to make financing of the units easier.

Wolf Creek Water and Sewer will services for this project. The Engineering Office has reviewed the subdivision plat and has no issues.

Summary of Planning Commission Considerations

The planning commission may wish to consider the following questions:

- Are there any potential negative or detrimental effects that have not been considered and need to be addressed with this subdivision approval?
- Does the Planning Commission have other questions that have not been addressed?

Conformance to the General Plan

The proposed subdivision conforms to the Ogden Valley General Plan and complies with all applicable land use codes.

Conditions of Approval

- Requirements of the Weber County Land Use Code
- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District

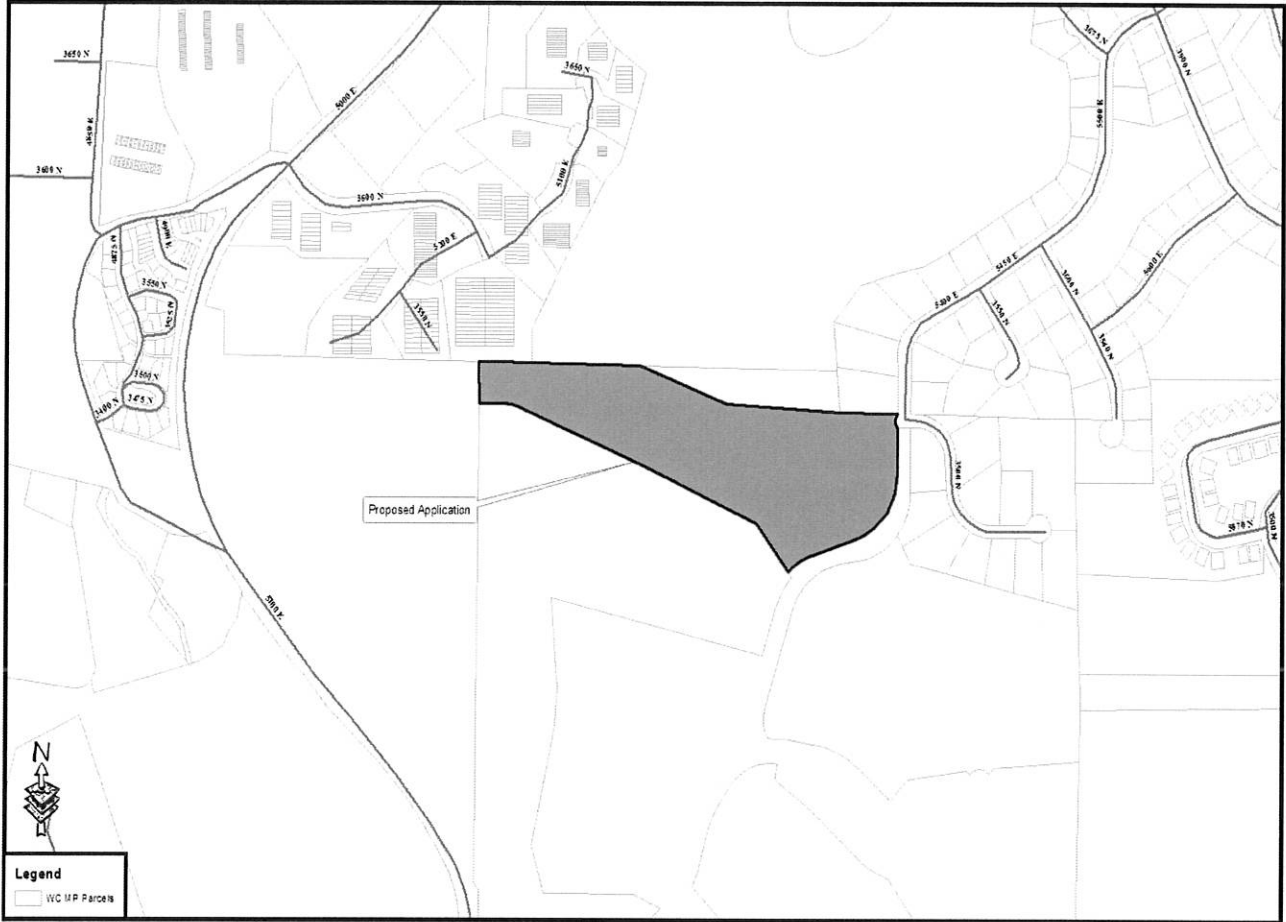
Staff Recommendation

Staff recommends the Planning Commission recommend approval of Phase 1 of The Ridge Townhomes at Wolf Creek PRUD, 8 units Amended.

Exhibits

- A. Plat Map

Exhibit A

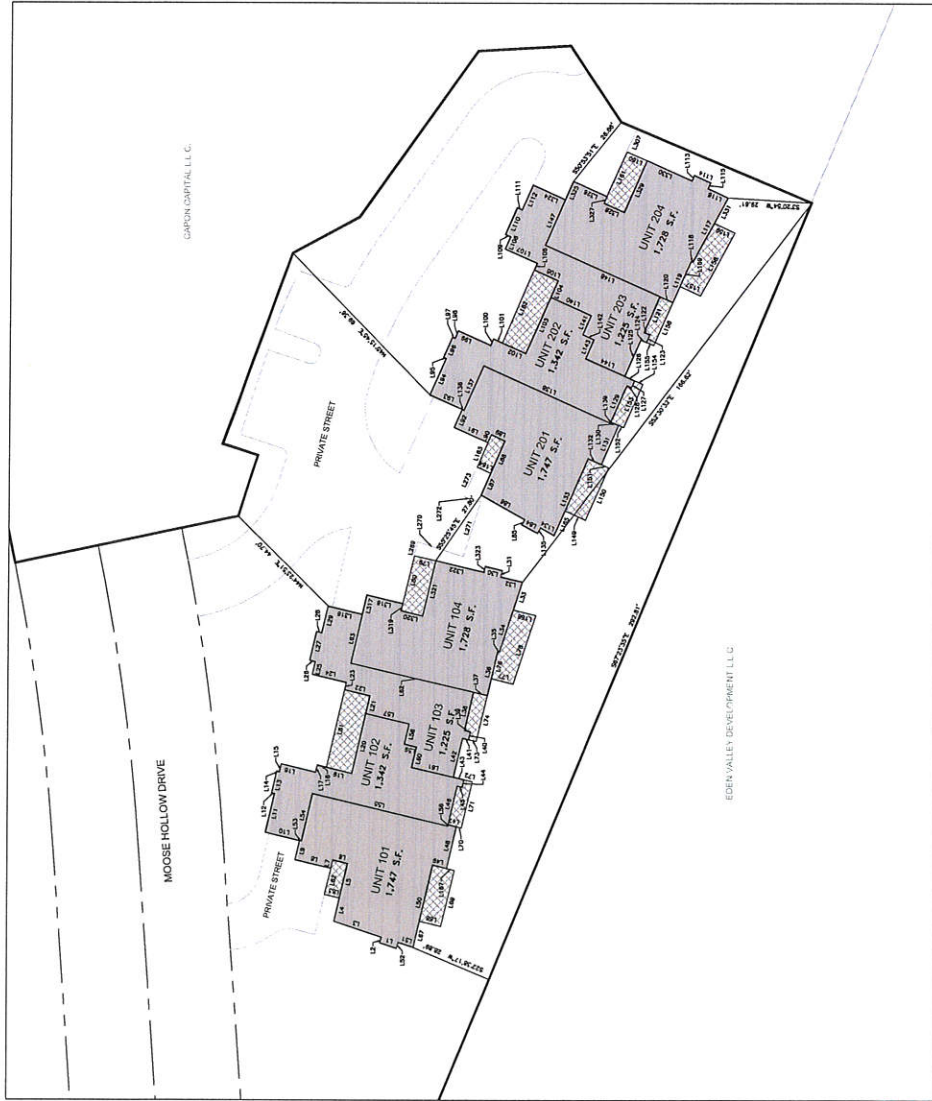


THE RIDGE TOWNHOMES PHASE 1 - 1ST AMENDMENT A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE NORTHEAST 1/4 OF SECTION 27
17N, 9E, SLB & M, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE 2015

UNITS 1 - 4

UNITS 5 - 8



LINE #	LENGTH	BEARING
L1	6.208	N87° 08' 52"E
L2	2.000	S71° 51' 00"E
L3	17.704	N15° 08' 52"E
L4	8.260	S78° 51' 00"E
L5	12.331	S78° 51' 00"E
L6	5.322	N12° 08' 52"E
L7	2.963	N71° 51' 00"W
L8	12.880	N12° 08' 52"E
L9	8.838	S78° 51' 00"E
L10	12.459	N12° 08' 52"E
L11	12.839	S78° 51' 00"E
L12	0.999	N12° 08' 52"E
L13	7.740	S78° 51' 00"E
L14	1.000	S12° 08' 52"W
L15	2.837	S78° 51' 00"E
L16	12.458	S12° 08' 52"W
L17	2.500	S78° 51' 00"E
L18	3.327	S12° 08' 52"W
L19	8.173	S12° 08' 52"W
L20	21.384	S78° 51' 00"E
L21	6.314	S78° 51' 00"E
L22	8.222	N12° 08' 52"E
L23	2.589	S78° 51' 00"E
L24	12.354	N12° 08' 52"E
L25	4.562	S78° 51' 00"E
L26	2.000	N12° 08' 52"E
L27	10.208	S78° 51' 00"E
L28	1.917	S12° 08' 52"W
L29	9.542	S78° 51' 00"E
L30	6.250	S12° 08' 52"W
L31	2.250	N78° 51' 00"W
L32	7.894	S12° 08' 52"W
L33	10.208	N71° 51' 00"W
L34	15.288	N71° 51' 00"W
L35	0.667	N12° 08' 52"E
L36	15.713	N78° 51' 00"W
L37	3.000	N12° 08' 52"E
L38	15.887	N78° 51' 00"W
L39	2.146	S12° 08' 52"E
L40	2.833	N78° 51' 00"W
L41	2.146	N12° 08' 52"E
L42	13.808	N78° 51' 00"W
L43	3.782	S12° 08' 52"W
L44	2.835	N78° 51' 00"W
L45	1.792	N12° 08' 52"E

LINE #	LENGTH	BEARING
L46	13.830	N78° 51' 00"W
L47	3.000	S12° 08' 52"W
L48	14.917	N78° 51' 00"W
L49	5.042	N12° 08' 52"E
L50	20.303	N78° 51' 00"W
L51	5.544	N78° 08' 52"E
L52	2.268	N71° 51' 00"W
L53	16.918	S78° 51' 00"E
L54	46.042	S12° 08' 52"W
L55	0.458	S78° 51' 00"E
L56	7.229	N78° 51' 00"W
L57	4.375	S12° 08' 52"W
L58	7.229	N78° 51' 00"W
L59	15.119	S12° 08' 33"W
L60	44.435	N12° 52' 50"E
L61	9.310	N78° 51' 00"W
L62	7.258	N12° 08' 52"E
L63	20.010	N78° 41' 00"W
L64	1.818	N12° 52' 07"E
L65	16.453	N78° 41' 00"W
L66	2.782	N12° 52' 22"W
L67	10.399	N78° 51' 28"W
L68	7.971	S12° 18' 51"E
L69	25.037	N71° 41' 00"W
L70	7.840	N78° 49' 20"E
L71	27.699	N78° 57' 53"W
L72	9.342	N78° 18' 44"W
L73	5.418	N12° 18' 51"E
L74	2.774	S12° 48' 13"W
L75	8.228	S12° 18' 51"E
L76	12.437	S12° 08' 52"W
L77	6.937	S78° 51' 00"E
L78	12.890	S12° 08' 52"W
L79	2.558	N78° 51' 00"W
L80	7.880	S12° 08' 52"W
L81	19.729	S78° 51' 00"E
L82	17.347	S12° 08' 52"W
L83	2.042	S78° 51' 00"E

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L84	6.208	N87° 08' 52"E
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L86	17.704	N15° 08' 52"E
L87	8.260	S78° 51' 00"E
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L108	4.563	S87° 07' 05"E
L109	2.000	N23° 52' 55"E
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L166	17.347	S12° 08' 52"W
L167	2.042	S78° 51' 00"E

LEGEND

- SECTION LINE
- PROPERTY BOUNDARY
- PLANNED UNIT DEVELOPMENT AREA
- RESERVED LOT
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

Scale: 1" = 20'

0 20 40 Feet

Prepared By: _____

GARDNER ENGINEERING
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COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORD NO. _____ AT _____ RECORD NO. _____ FOR _____ COUNTY RECORDER _____

SHEET 2 OF 5

