



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 8, a Cluster Subdivision (16 Lots) and the revised pathway and open space plan at 6300 East Quail Hollow

Type of Decision: Administrative

Agenda Date: Tuesday, July 28, 2015

Applicant: Valley Enterprise Investment Company, LLC

File Number: UVC 052115

Property Information

Approximate Address: 6300 East Quail Hollow

Project Area: 17.81 Acres

Zoning: Forest Valley 3 Zone (FV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 20-035-0080

Township, Range, Section: T6N, R1E, NE ¼ of Section 23

Adjacent Land Use

North: Agriculture	South: Residential
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 (Zones) Chapter 14 Forest Valley (FV-3) Zone
- Weber County Land Use Code Title 106 (Subdivisions)

Background

The Chalets at Ski Lake received preliminary approval in 1999 as a cluster subdivision with an overall density based on one unit per acre in conjunction with open space. Seven of the eight phases in the subdivision have been recorded; final approval is now being requested for Phase 8. Based on an agreement with the Weber County Commission, the applicant has until January 22, 2016 to record the final phase in The Chalets at Ski Lake Subdivision or the preliminary approval of the remaining phase becomes void and the density decreases from one unit per acre to one unit per three acres. The Chalets at Ski Lake Phase 8 consists of 16 lots on 17.81 acres and approximately 5.8 acres of open space.

As part of the approval of Phase 2 of the Chalets, Common Area D was planned to be used as a neighborhood recreation area with basketball and volleyball courts, barbeque pits, picnic tables, and pavilions. Common Area D is located in Phase 1, near the main entrance into the project. The applicant is revising this proposal by leaving Common Area D in a natural state and developing Common Area T in Phase 8 with a 12 foot by 24 foot covered pavilion and picnic tables, a small lawn area that is watered by a sprinkler system, and a sand volleyball court. The original trails were approved as 2 feet wide with a bark/mulch surface. The applicant is proposing to widen the trails to four feet with a crushed recycled concrete and gravel surface. The trails will last longer and be able to be used by people on horseback, bicycles, or walking.

Culinary Water is provided by Lakeview Water Corporation and Wastewater Service is provided by Mountain Sewer Corporation. An approval letter from the Water/Sewer Company approving the water/sewer line design is required by the

Engineering Division, as well as a letter from the State Division of Drinking Water with Plan Approval of the new water line extension.

The Weber Fire District letter stated that the spacing on the fire hydrants do not appear to be spaced appropriately.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable Land Use Codes?
- Should common area D remain undeveloped and left natural?
- Is the proposed open space plan for common area T better than what was approved in common area D?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable Land Use 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

- Engineering requirements
- Fire District Requirements
- Requirements in the Geotechnical report
- Requirements of the culinary water and wastewater service providers
- The trails in Chalets are to be four feet with recycled crushed concrete
- The revised open space plan for common areas T and D

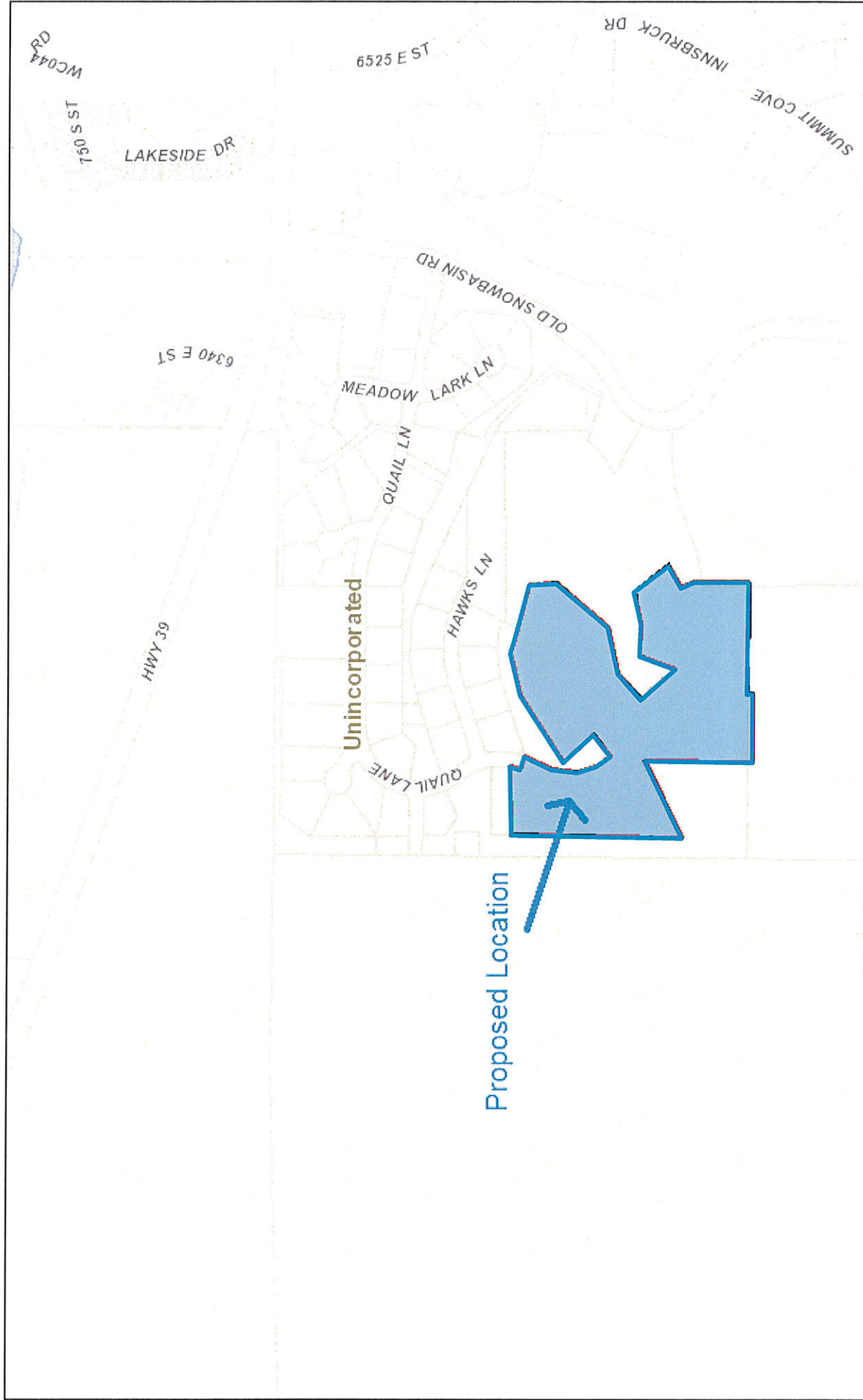
Staff Recommendation

Staff recommends final approval of The Chalets at Ski Lake Phase 8, 16 Lots, at 6300 East Quail Hollow, subject to staff and other review agency requirements, based on its compliance with applicable Land Use Codes. Staff also recommends approval of the revision to the open space plan for Common Areas T and D, and the new design of the trails in the Chalet project.

Exhibits

- A. Location Map
- B. Subdivision Plat
- C. Open Space Plan
- D. Trails plan

Location Map

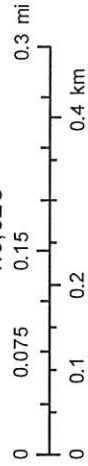


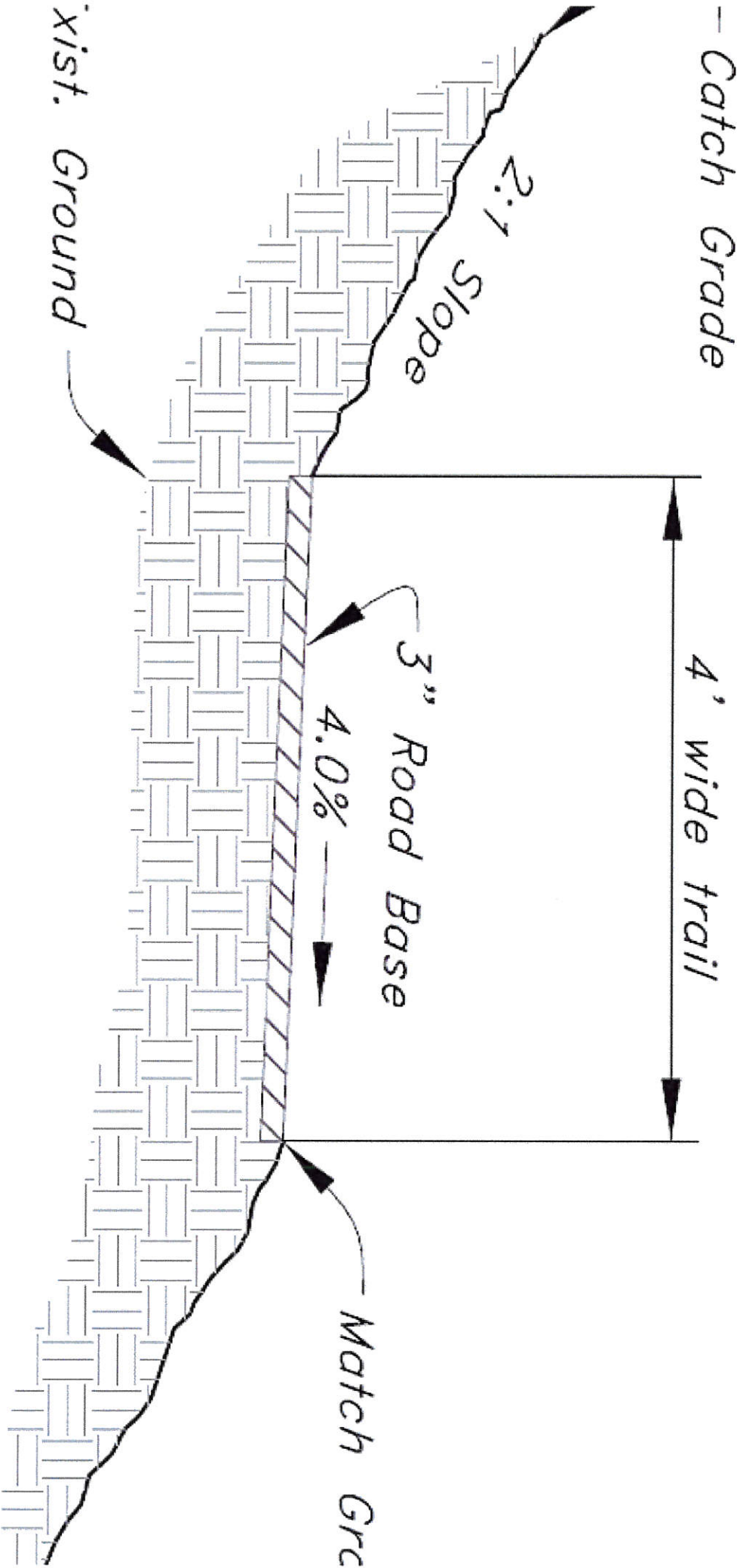
July 8, 2015

Street Labels

City Labels

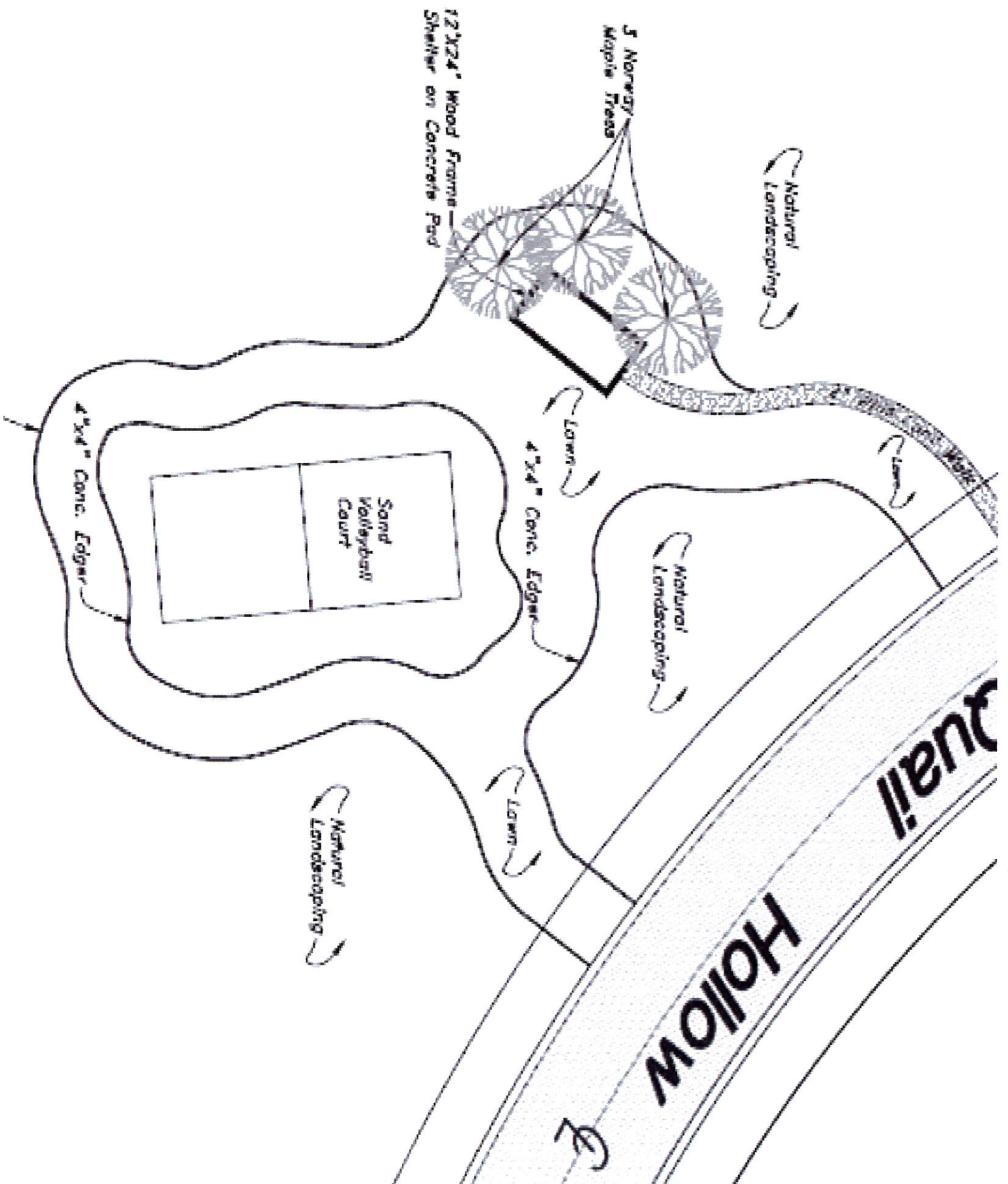
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Standard Trail Section

Not to Scale



Natural Landscaping

5 Norway Maple Trees

12'x24' Wood Frame Shelter on Concrete Pad

Lawn

4'x4' Conc. Edger

Natural Landscaping

Natural Landscaping

4'x4' Conc. Edger

Sand Volleyball Court

Quail Hollow

A1

From: Paul Keeler [dld@deseretlanddesign.com]**Sent:** Thursday, June 25, 2015 7:02 AM**To:** a1pumping@readytek.net**Subject:** Ski Lake trail system

Ray, in reviewing your development agreement with Weber County I see that you have specified a 2 foot wide bark mulch trail on top of a fabric. I would strongly recommend seeking approval to change this specification. In 30 years as a landscape architect I have come to realize what a short-term product landscape fabric is in a shrub and flower bed. On a trail where horses and mountain bikes may be utilizing it could never be a sustainable product. Another concern is how slippery the landscape fabric is with the bark mulch on it and could pose a safety and liability issue. I am also concerned with the 2 foot wide specification and believe the trail would function better at a 4 foot wide construction. I believe a trail of a crushed and recycled concrete could be a reasonable solution. I think it would help with future erosion control issues and would actually make a nice firebreak line which is always a concern in the foothills and mountain developments. Anyway if the county planners have any questions please have them contact me for a brainstorm session. Paul H Keeler, ASLA, landscape architect, president Deseret Land Design

6/25/2015