



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Phase 2 of The Ridge Townhomes at Wolf Creek PRUD, 8 units, at approximately 3400 North Moose Hollow Drive

Type of Decision: Administrative

Agenda Date: Tuesday, September 22, 2015

Applicant: Capon Capital, John Lewis

File Number: UVR1125-13

Property Information

Approximate Address: 3400 North Moose Hollow Drive

Project Area: 1.575

Zoning: Forest Residential (FR-3)

Existing Land Use: Vacant

Proposed Land Use: PRUD Development / subdivision

Parcel ID: 22-281-0001

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

Adjacent Land Use

North: Condominiums, 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)

Background

The applicant is requesting final approval of Phase 2 of The Ridge Townhomes at Wolf Creek PRUD. Phase 2 has 8 units on 1.57 acres with 31,280 square feet in landscape area. This property is located in the FR-3 Zone which requires 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. Using this formula, the buildings in Phase 2 require 23,000 square feet, which fits within the total Phase 2 area. These units will be used for nightly rentals.

The applicant has modified and increased the unit footprints in this phase by replacing the single car garages with double car garages. This change has also caused the road to shift into the open space that was platted in Phase 1. Phase 1 and Phase 2 will be modified to meet the open space requirements. The HOA will sign the plat for the road that is in the Common Area. There is still sufficient common area/open space for Phases one and two. The phasing plan that was part of the CUP is not being followed. Attached is a new site plan with the buildings labeled correctly.

The buildings are required to have a 15 foot setback from Moose Hollow Drive. The driveway approaches need to be 16 feet wide. The site plan shows 12 parking stalls at 8 feet by 22 feet (176 square feet). Parking standards require the parking stalls to be at least 180 square feet. Since the trash dumpster area is going to be hard surface, this, and the rest of the items need to be shown on the subdivision plat. The site plan also shows a 4 foot concrete walk way along Moose Hollow Drive with bollard lights.

Wolf Creek Water and Sewer will provide services for this project. The Capacity Assessment letter from the Utah State Department of Environmental Quality Division of Drinking Water indicates that there are 209 additional units that can be supplied by Wolf Creek Water and Sewer. A construction permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

The Weber Fire District has approved the fire hydrant locations for this phase. The Engineering Division has reviewed the subdivision plat and provided comments to the applicant. The recommendations in the Geotechnical report need to be followed. The cut and fill slopes will need to have easements. A Wet Land Delineation needs to be submitted as this may affect the main road that goes through with the future phase.

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

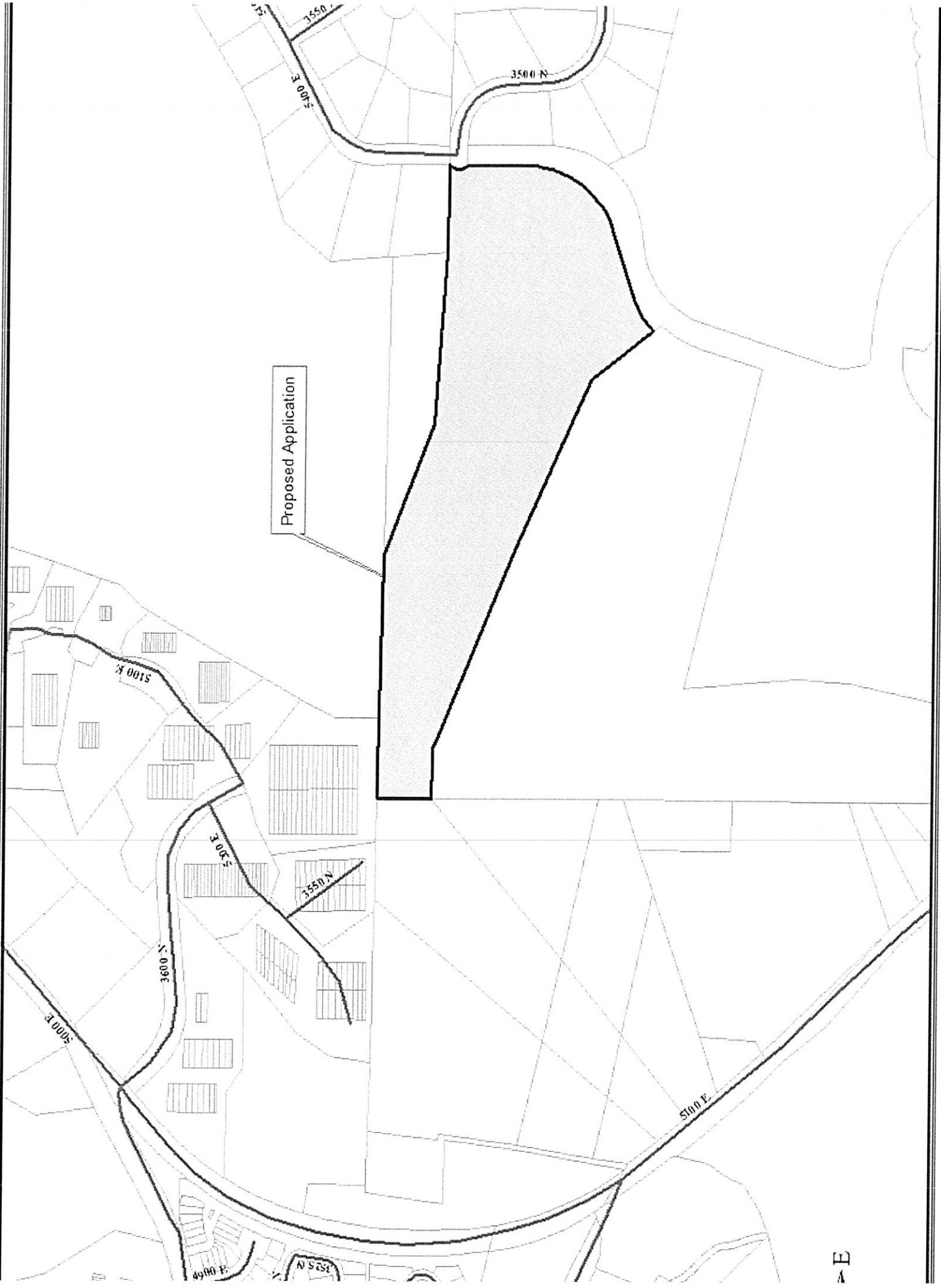
- Requirements of the Weber County Land Use Code
- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District

Staff Recommendation

Staff recommends final approval of Phase 2 of The Ridge Townhomes at Wolf Creek PRUD, 8 units, subject to staff and other agency requirements.

Exhibits

- A. Location Map
- B. Subdivision plat
- C. Site Plan



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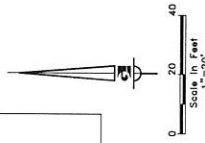
THE RIDGE TOWNHOMES PHASE 2

PART OF THE NORTHEAST 1/4 OF SECTION 27
T7N, R1E, SLB & M, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER 2015



LINE #	LENGTH	BEARING
L193	4.416	S6° 30' 38"E
L195	12.711	S84° 26' 01"E
L196	11.881	S22° 39' 34"W
L198	17.813	N52° 31' 13"W
L200	9.914	N84° 26' 01"W
L201	2.000	S5° 05' 27"W
L202	7.007	N84° 26' 01"W
L203	9.344	N59° 09' 33"W
L205	4.011	N84° 26' 01"W
L206	11.117	S22° 39' 34"W
L208	12.059	S59° 09' 33"E
L209	2.000	S30° 50' 27"W
L210	6.997	S59° 09' 33"E
L211	23.539	N59° 09' 33"W
L212	22.147	S42° 52' 45"W
L214	5.018	N59° 09' 33"W
L225	4.379	S6° 30' 38"E
L228	28.151	S84° 26' 01"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.60	30.00	29.80	S8° 23' 15"W	15.43
C2	22.90	23.46	55.93	S4° 40' 43"E	22.00
C3	13.60	10.00	77.92	S45° 26' 19"E	12.58
C4	23.76	13.00	104.82	S75° 04' 10"W	20.60
C5	9.47	17.00	31.91	N88° 26' 37"W	9.35
C6	4.28	3.00	81.82	S18° 15' 00"E	3.93
C7	32.86	74.50	25.27	N71° 47' 47"W	32.60
C8	18.76	15.00	64.10	S68° 47' 30"W	15.92
C9	27.21	20.00	77.96	S81° 31' 36"W	25.16



LEGEND

- SEWER LINE
- WATER MAIN
- PROPERTY BOUNDARY
- PROPERTY BOUNDARY (ENCUMBRANCE)
- ALLEY
- PRIVATE
- LIMITED COMMON AREA
- COMMON AREA

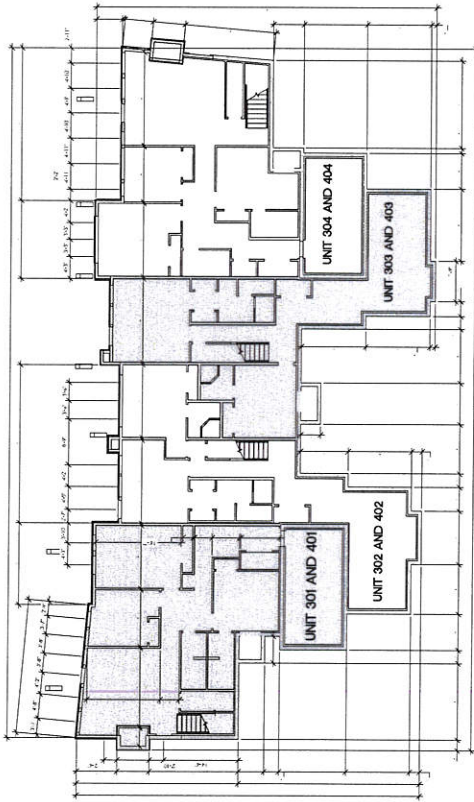
GARDNER ENGINEERING
CIVIL/LAND PLANNING
INDIVIDUAL LICENSE NO. 2015-0012
OFFICE: 105 S. 200 E. STE. 201, OGDEN, UT 84403

Prepared By: _____
Checked By: _____
Reviewed By: _____

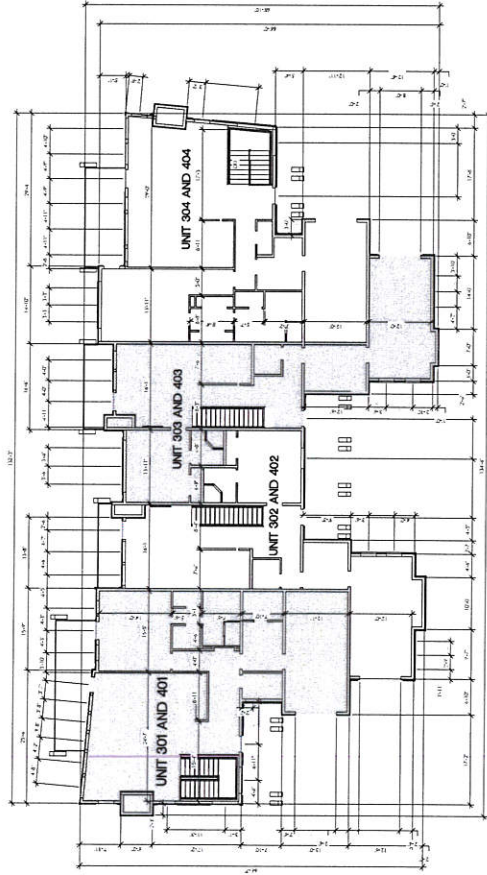
COUNTY RECORDER
UNIT NO. _____ FILE NO. _____
RECORDED _____ AT _____
IN _____ BOOK OF RECORDS _____
PAGE _____ FOR _____
COUNTY RECORDER _____
DEPUTY _____

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THE RIDGE TOWNHOMES PHASE 2



LOWER LEVEL
FLOOR PLAN



MAIN LEVEL
FLOOR PLAN

SHEET 3 OF 4

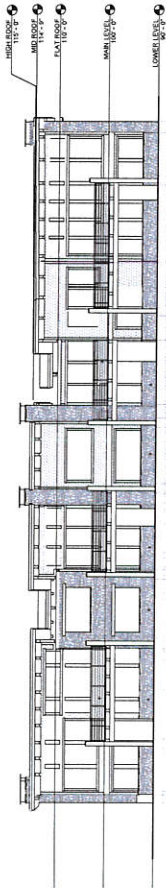
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COUNTY RECORDER

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RECORDED	IN _____
BOOK OF RECORDS	PAGE _____
RECORDED	DATE _____
FOR _____	
COUNTY RECORDER	DEPUTY

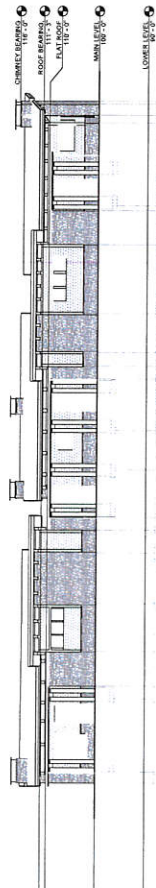
GARDNER ENGINEERING
CIVIL/LAND PLANNING
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3150 SOUTH 1125 EAST, SUITE 200
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www.gardnerengineering.com

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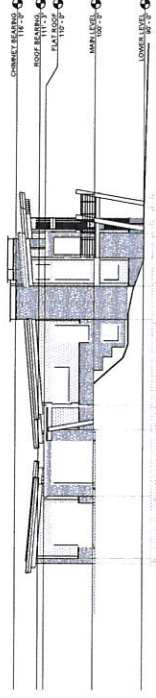
THE RIDGE TOWNHOMES PHASE 2



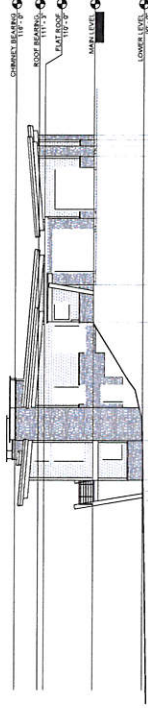
SOUTH ELEVATION
 BUILDINGS 301-304 100'-00" - 5242.50
 BUILDINGS 401-404 100'-00" - 5245.00



NORTH ELEVATION
 BUILDINGS 301-304 100'-00" - 5242.50
 BUILDINGS 401-404 100'-00" - 5245.00



WEST ELEVATION
 BUILDINGS 301-304 100'-00" - 5242.50
 BUILDINGS 401-404 100'-00" - 5245.00



EAST ELEVATION
 BUILDINGS 301-304 100'-00" - 5242.50
 BUILDINGS 401-404 100'-00" - 5245.00

SHEET 4 OF 4

Prepared By: _____
 COUNTY RECORDER: _____
 ENTRY NO.: _____ FILED FOR RECORD: _____ AT _____
 IN _____ BOOK OF OFFICIAL RECORDS, PAGE _____ RECORDED _____
 FOR _____
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THE RIDGE TOWNHOMES

APRIL 2014