



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the final plat of The Fairways at Wolf Creek PRUD Phase 4 and Phase 5.

Type of Decision: Administrative

Agenda Date: Tuesday, January 23, 2018

Applicant: Fairways @ Wolf Creek, LLC

File Number: UVF091916

Property Information

Approximate Address: 4200 North Sunrise Drive

Project Area: 15.8 acres for Phases 4&5

Zoning: FR-3

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-017-0017

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
 801-399-8768

Staff Reviewer: Steve Burton

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zones (FR-3)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 10, Chapter 27 Natural Hazards Areas

Development History

- The Fairways at Wolf Creek PRUD received conditional use approval by the County Commission on April 24, 2004 after receiving a positive recommendation from the Ogden Valley Planning Commission which heard and considered the proposal for 118 dwelling units and two duplex units (for an overall of 122 units) on February 17, 2004 and March 16, 2004.
- The Fairways at Wolf Creek PRUD Amendment 1 received conditional use approval by the County Commission on October 9, 2007 after receiving a positive recommendation for the club house redesign that was heard and approved by the Ogden Valley Planning Commission on September 25, 2007.
- The Fairways at Wolf Creek CUP Amendment 2 including the preliminary subdivision plan was approved by the County Commission on July 18, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission on June 27, 2017.
- The Fairways at Wolf Creek CUP Amendment 3 including the preliminary subdivision plan was approved by the County Commission on January 2, 2018 after receiving a positive recommendation from the Ogden Valley Planning Commission on November 28, 2017.

Summary

The Planning Division recommends final approval of The Fairways at Wolf Creek PRUD Phase 4 and Phase 5. The Fairways at Wolf Creek Phase 4 consists of 16 lots on 9.25 acres. Phase 4 proposal includes three common areas sized from 1.343 acres to 0.129 acres. Phase 4 will be able to gain ingress from the current parcel # 22-017-0012 owned by Fairways at Wolf Creek LLC, Sunrise Drive, and Patio Drive (see Exhibit A & B). The developer is planning on improving the future Fairways Drive as the main entrance to Phases 4 & 5 as well as potentially working with the surrounding property owners/developers and the County when the need for an extension of Fairways Drive to 4100 North is necessary. This will allow the residents of the Ogden Valley an alternative access out of the Valley. The Fairways at Wolf Creek Phase 5 consists of 15 lots and will be able to gain ingress the same mentioned above (see Exhibit A). Phase 5 includes four common areas. The developer will provide and care for the amenities and common areas within the development by forming an HOA specific for Phases 4 and 5.

The applicant would now like to move forward with the subdivision process and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) Title 108 Chapter 5 for consideration and approval of the proposed final subdivision. As part of the final subdivision requirements, subdivision review process and approval procedure, the proposal has been reviewed against the current subdivision ordinance, the approved PRUD and the standards in the FR-3 zone. The following is staff's analysis of the proposed final subdivision.

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 Residential Zone more particularly described as the FR-3 zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

"The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts."

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to "allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas." The site development standards for the FR-3 zone require a minimum lot area of 6,000 sq. ft. The proposed lots in Phase 4 vary in size from 9,889 square feet to 22,646 square feet and the lot widths vary from approximately 73 feet to 161 feet. The approved PRUD utilizes the allowed flexibility to create a neighborhood with varying lot sizes and varying lot widths. The final plans that have been submitted include the approved minimum yard setbacks:

- Front Yard: 15 feet
- Side Yard: 10 feet
- Rear Yard: 15 feet
- Side Facing Street (corner lot): 15 feet

Lots 1 through 4 in Phase 4 and Lots 22 through 26 received approval for further reductions to the setbacks during the County Commission approval of Conditional Use Permit Amendment 3. The approved setbacks for these lots are:

- Front Yard: 10 feet
- Side Yard: 10 feet
- Rear Yard: 10 feet
- Side Facing Street (corner lot): 10 feet

Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot sizes, are acceptable. A "No Access" note and a "No Access Line" have been placed along the northern property lines of Lots 14, 15 & 16 per LUC §106-2-4(c) which prohibits interior lots from having frontage on two streets except where unusual conditions make other design undesirable. These lots are abutting a future right of way parcel owned by Fairways at Wolf Creek (Parcel# 22-017-0012) to ensure that the lots are accessed from Fairways Trail, a public right of way.

Prior to the application being forwarded to the County Commission, the applicant will need to provide the County with a cost estimate to be reviewed and approved. The applicant will also need to provide to the County with a cash escrow to be held by Weber County for the proposed improvements including the common area amenities prior to receiving final approval of the subdivision. A condition of approval has been added to staff's recommendations to

ensure the cost estimate is submitted for review and the adequate funds are deposited prior to the application being forwarded to the County Commission.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone “X” as determined by FEMA to be an area determined to be outside 500-year floodplain. A geotechnical study has been performed and a report has been prepared by Earthtec Engineering dated March 8, 2016, identified as Project #167003. A geologic site reconnaissance has taken place and a report has been prepared by IGES dated May 19, 2016, identified as Project #01855-007. All site development will need to adhere to the recommendations of these reports and a note has been added to the final plat. Also a separate “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a feasibility letter and a “Capacity Assessment Letter” from the Wolf Creek Water and Sewer District. A construct permit or waiver from the Utah State Department of Environmental Quality Division of Drinking Water will be required for the expansion of the water system and water lines serving the subdivision prior to the subdivision receiving final approval from the County Commission.

Review Agencies: The Weber County Engineering Division, the Weber Fire District have reviewed and approved the proposal. The Weber County Surveyor’s Office has reviewed the proposal and has provided the applicant with the required information. A condition of approval has been made part of the Planning Division’s recommendations to ensure that any conditions of the review agencies are strictly adhered to.

Additional design standards and requirements: The applicant has been approved to have nightly rentals as an option allowed in the PRUD ordinance for the owners in The Fairways at Wolf Creek PRUD Phase 4 and Phase 5. The proposal does not include lock out sleeping rooms so additional parking requirements will not be necessary. A note been added to the final plat to declare this subdivision approved for nightly rentals.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes will be due in full on November 30, 2018.

Staff Recommendation

Staff recommends approval of the final subdivision for The Fairways at Wolf Creek PRUD Phase 4 and The Fairways at Wolf Creek PRUD Phase 5. This recommendation for approval is subject to all review agency requirements and is based on the following condition:

1. A cost estimate shall be submitted for review and the adequate funds are deposited prior to the application being forwarded to the County Commission.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the final subdivision.

Exhibits

- A. The Fairways at Wolf Creek PRUD Phase 4
- B. The Fairways at Wolf Creek PRUD Phase 5

Location Map





