



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final subdivision approval of The Ridge Townhomes PRUD Phase 3, consisting of 12 units.

Type of Decision: Administrative

Agenda Date: Tuesday, November 01, 2016

Applicant: Ridge Utah Development Corporation, a Utah corporation

Authorized Representative: Eric Householder

File Number: UVR082916

Property Information

Approximate Address: 5300 East Moose Hollow Drive

Project Area: 5.89 acres

Zoning: FR-3

Existing Land Use: Vacant

Proposed Land Use: PRUD

Parcel ID: 22-281-0004

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



Adjacent Land Use

North: Residential	South: Open Space
East: Vacant/Future Development	West: Residential

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development

Summary and Background

The Planning Division recommends final subdivision approval of The Ridge Townhomes PRUD Phase 3. The proposed subdivision is zoned FR-3 and is part of the master planned community within the Wolf Creek Resort known as “The Ridge Townhomes at Wolf Creek PRUD” which consists of five phases (48 units) over 14.46 acres and approximately 10.11 acres (63%) of open space/common area (see Exhibit A). The proposed subdivision phase will consist of 5.89 acres with 12 townhomes in three 6,802 square foot 4-plex buildings and approximately 4.247 acres (72%) of common area (see Exhibit B).

The proposed subdivision “The Ridge Townhomes PRUD Phase 3” will include a club/pool house for the owners and guests of the townhomes, 29 parking stalls for the townhomes and the amenities and will complete the connection from Moose Hollow Drive to the intersection of Elkridge Trail and Eagle Crest Court. The PRUD received the required Conditional Use Permit, Design Review, Ogden Valley Architectural, Landscape and Screening Design Standards and Preliminary Subdivision approval from the Weber County Commission on December 10, 2013 after receiving a positive recommendation from the Ogden Valley Planning Commission on November 11, 2013.

The Uniform Land Use Code of Weber County (LUC) §106-1-8(f) identifies the approval process for final subdivision. The proposed subdivision exceeds the amount of lots that can be administratively approved as part of a phasing process;

therefore the final plat must be considered and approved by the County Commission after receiving a recommendation from the Planning Commission. The proposed subdivision and lot configuration is in conformance with the current zoning, the approved PRUD and the Zoning Development Agreement Conceptual Land Use Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

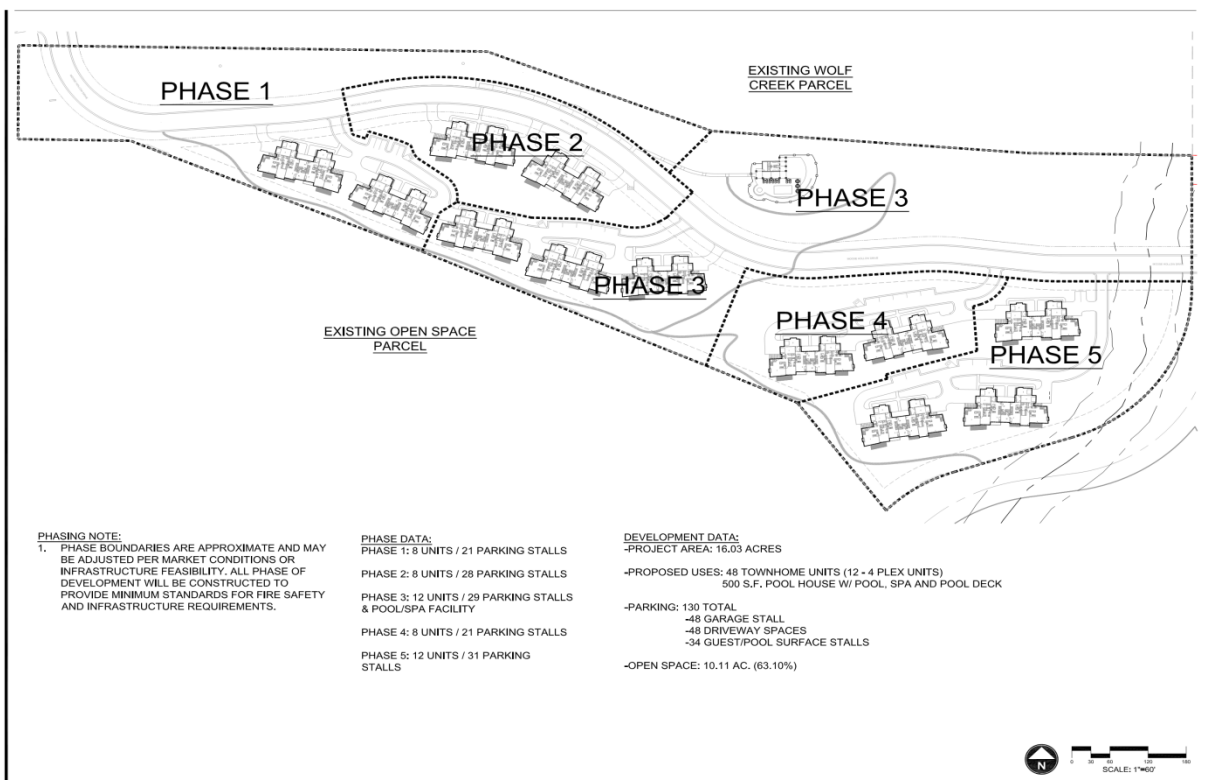
General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Forest Residential Zone more particularly described as the FR-3 zones. 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the PRUD ordinance in LUC §108-5, and the applicable standards in the FR-3 zone (LUC §104-17) to ensure that the regulations and standards have been adhered to. The proposed subdivisions, with the recommended conditions listed in this staff report, are in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

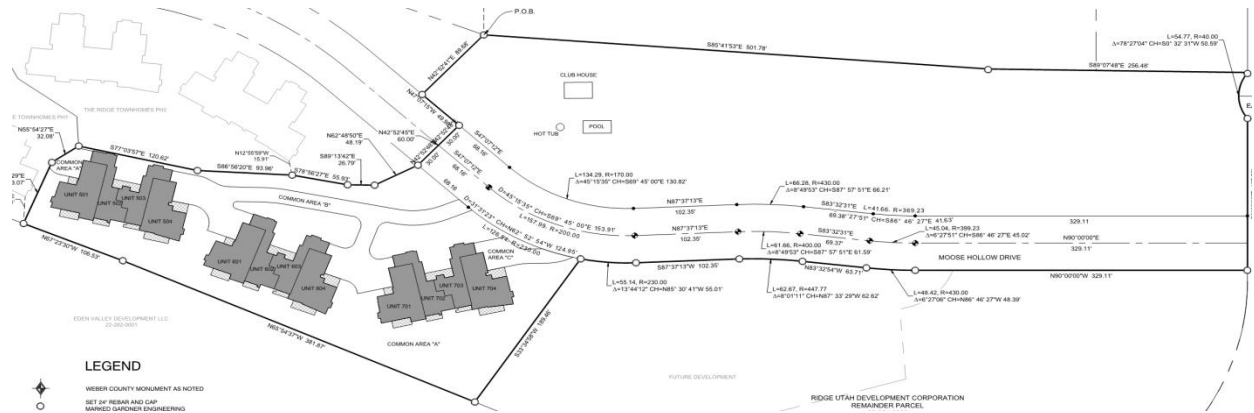
Lot area, frontage/width and yard regulations: The proposed subdivision is one of five phases in The Ridge Townhomes PRUD and is in compliance with the approved PRUD and preliminary subdivision for the multi-phased development.



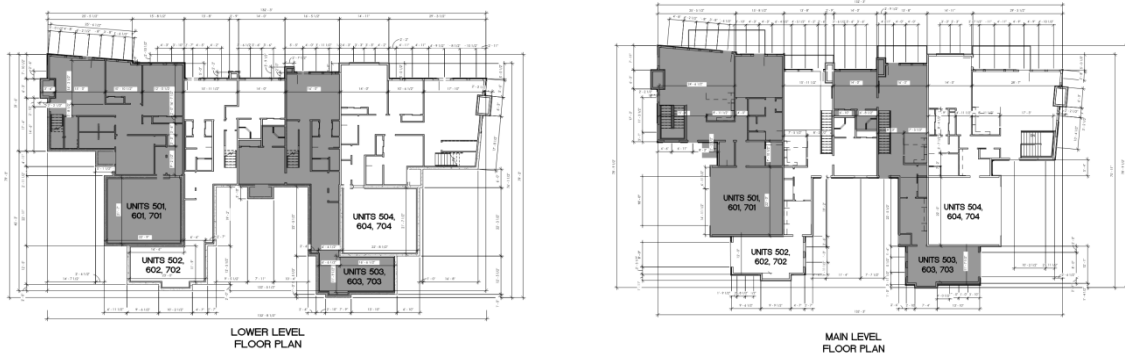
The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas” (LUC§ 108-5-2). The Ridge Townhomes PRUD Phase 3 utilizes the allowed flexibility with the proposed townhomes. The proposed layout is arranged in such a way to provide the occupants of the townhomes views of Pineview Reservoir and Mt. Ogden. The 12 townhomes are all two stories with limited

common area and common area surrounding the 4-plex. Access to the townhomes will be off of Moose Hollow Drive with a 16 foot shared driveway. As part of the preliminary subdivision approval, the townhomes must be located a minimum of 15 feet from Moose Hollow Drive and will be constructed within the building envelope shown on the subdivision plat. The architectural style of the proposed townhomes is considered to be "Mountain Modern" and will vary in size from approximately 1400 to 2200 square feet with a maximum building height of 26 feet. Based on the allowed flexibility of the approved PRUD, the subdivision layout, building configurations and unit sizes in Phase 3 the proposal is acceptable as reflected below:

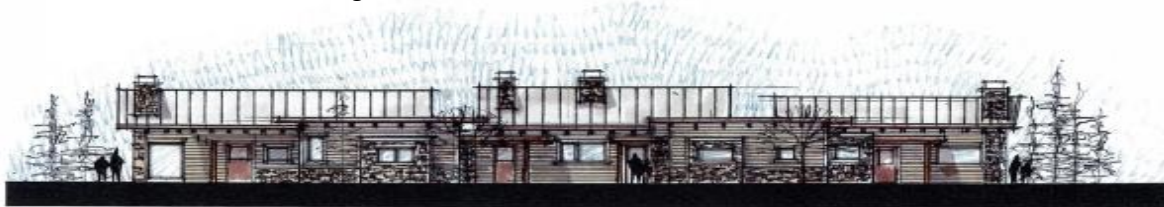
Phase 3 subdivision plat layout:



Townhomes layout:



Townhomes architectural renderings:



Ogden Valley Sensitive Lands Overlay Districts: The development area falls within an area identified as an "Important Wildlife Habitat Area" that is part of the Ogden Valley Sensitive Lands Overlay Districts (LUC§ 104-28). The proposed subdivision has been designed to ensure that development standards in this area will follow the principles and standards established regarding the location of buildings, structures, roads, trails and other similar facilities to protect important wildlife habitat and their functions including wildlife movement across areas dominated by human activities by limiting the areas of disturbance.

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 geologic hazards assessment has been performed and a report has been prepared by IGES dated September 12, 2016, identified as Project #02348-001. All site development will need to adhere to the geologic and geotechnical recommendations in the report. According to the report, the location of the club/pool house will need additional site specific geologic and geotechnical investigation in conjunction with a building permit. A note shall be added to the plat to notify the future property owners of the geologic and geotechnical report on file with the Weber County Planning Division as well as the requirement for further geologic and geotechnical investigation prior to submitting for a building permit from Weber County for only the club/pool house.

Upon recording the final subdivision Mylar 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. A condition of approval has been added to staff's recommendations to ensure that a note is on the final Mylar to provide adequate notification for future property owners.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a capacity assessment letter from the Wolf Creek Water and Sewer District for the culinary and irrigation water and sanitary sewer (see Exhibit C). The applicant will need to provide a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision prior to the subdivision receiving final approval from the County Commission. A condition of approval has been added to ensure that a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water prior to approval by the County Commission.

Review Agencies: The Weber County Surveyor's Office and Engineering Division have reviewed the proposal and have provided the applicant with the additional items that will be required prior recording the final Mylar. A review from the Weber Fire District has not been provided to the applicant to date. A condition of approval has been made part of staff's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Additional design standards and requirements: If the applicant would like to utilize the ability to have nightly rentals as an option allowed in the PRUD ordinance for the owner's in The Ridge Townhomes PRUD Phase 3, a note will need to be added to the final Mylar to declare that the subdivision is approved for nightly rentals per LUC§ 108-5-4(d) which states:

"Any housing units to be developed or used, in whole or in part, for sleeping rooms (including lockout sleeping rooms) for nightly rentals shall be declared and designated on the site development plan, and shall adhere to the additional parking requirements for rental sleeping rooms as provided in title 108, chapter 8, section 2 of this Land Use Code."

A condition of approval has been made part of staff's recommendations to ensure that if the applicant desires to allow nightly rentals as part of The Ridge Townhomes PRUD Phase 3, a note will be added to the final subdivision Mylar to provide notice of the approved nightly rental option.

Tax clearance: The 2015 property taxes have been paid in full. The 2016 property taxes will be due in full on November 1, 2016.

Staff Recommendation

Staff recommends final subdivision approval of The Ridge Townhomes PRUD Phase 3, consisting of 12 units. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A cost estimate for the improvements and a draft copy of any CC&R's will be required prior to receiving final approval from the County Commission.
2. Prior to recording, a note will be added to the final subdivision Mylar to provide notice that the final geologic and geotechnical report is on file with Weber County Planning Division.
3. A "Natural Hazards Disclosure" document will be required to be recorded with the final subdivision Mylar to provide adequate notice of any geotechnical and geological recommendations for future property owners.
4. Prior to recording, a note will be added to the final subdivision Mylar that additional geologic and geotechnical investigation will be required prior to submitting for a building permit for the club/pool house amenities.
5. A construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water must be submitted to Weber County Planning Division prior to forwarding the application for approval by the County Commission
6. If the applicant desires, a note must be added to the final Mylar to provide notice of the approved nightly rental option.

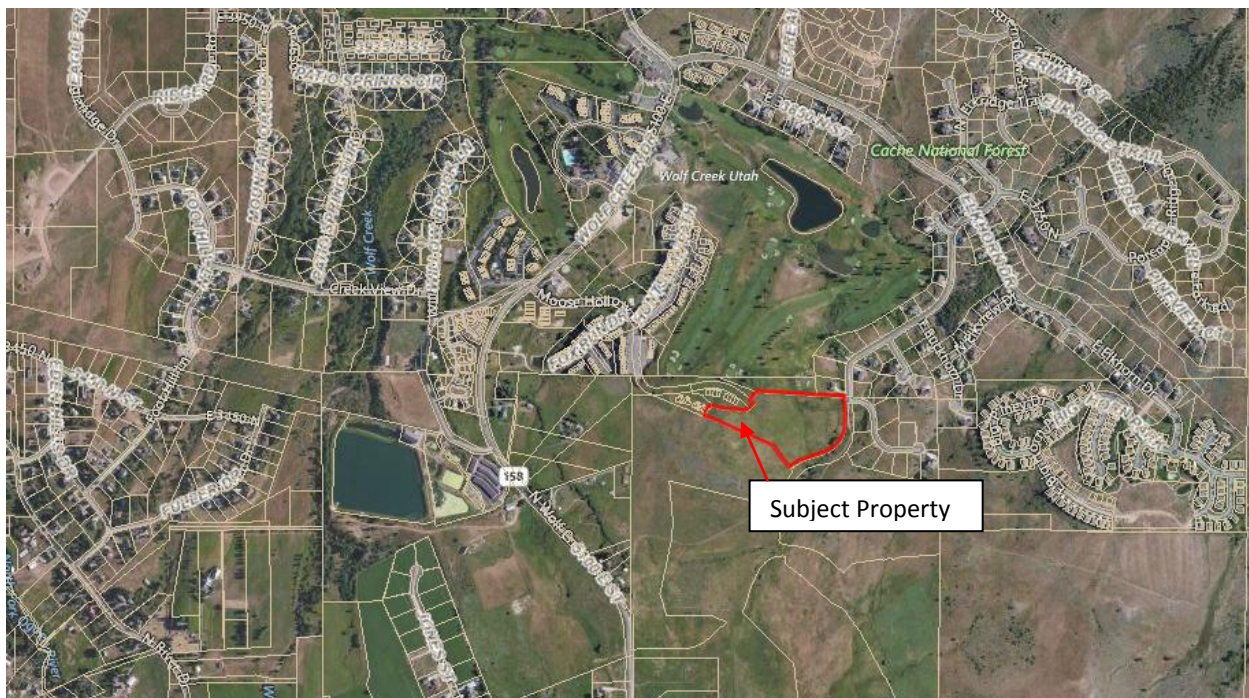
This recommendation is based on the following findings:

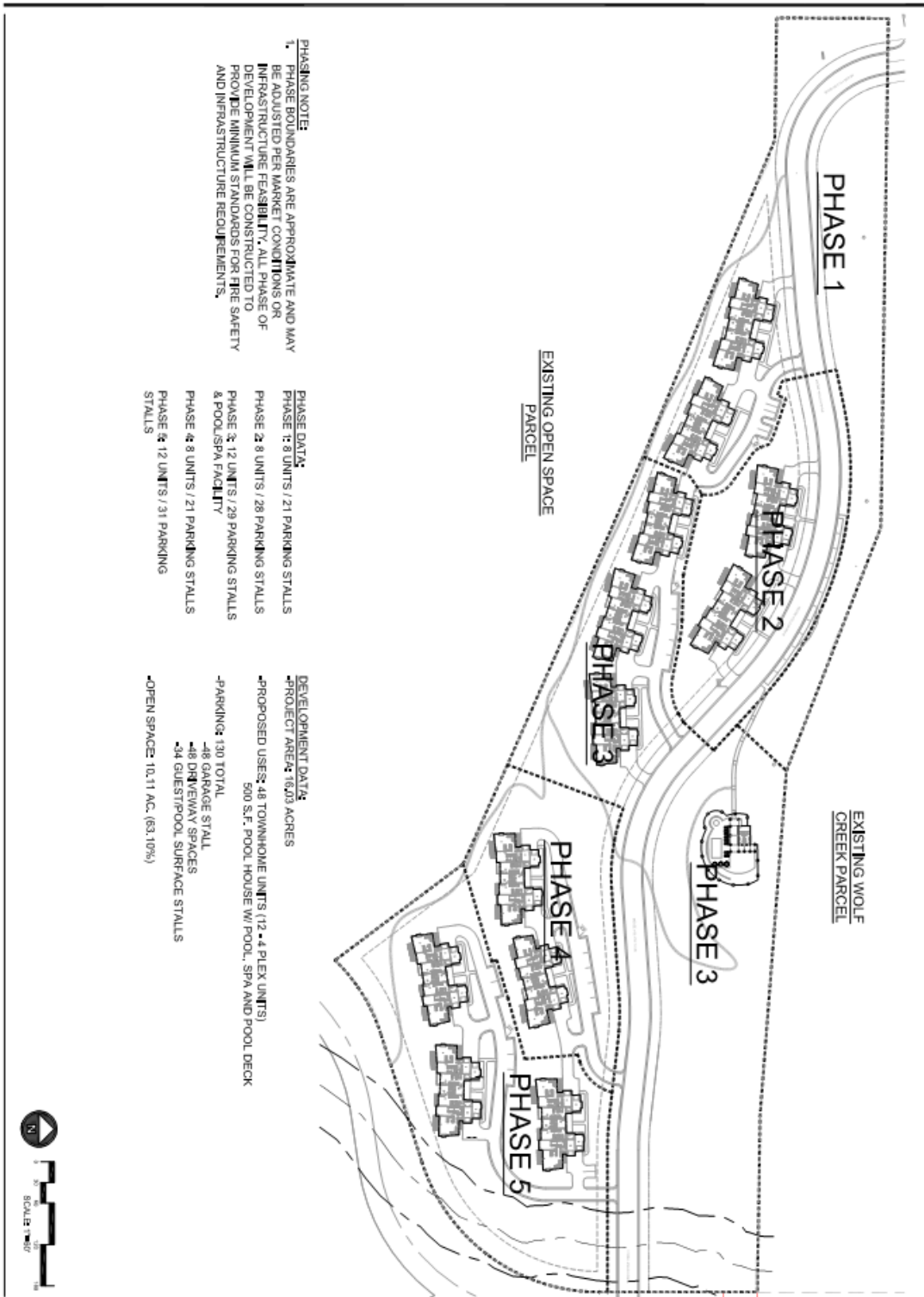
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision conforms to the approved Zoning Development Agreement.
3. The proposed subdivision conforms to the approved PRUD.
4. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
5. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
6. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. The Ridge Townhomes at Wolf Creek PRUD Phasing Plan
- B. The Ridge Townhomes PRUD Phase 3
- C. Wolf Creek Water and Sewer District Capacity Assessment Letter

Location Map





PHASING NOTE:
 1. PHASE BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED PER MARKET CONDITIONS OR INFRASTRUCTURE FEASIBILITY. ALL PHASE OF DEVELOPMENT WILL BE CONSTRUCTED TO PROVIDE MINIMUM STANDARDS FOR FIRE SAFETY AND INFRASTRUCTURE REQUIREMENTS.

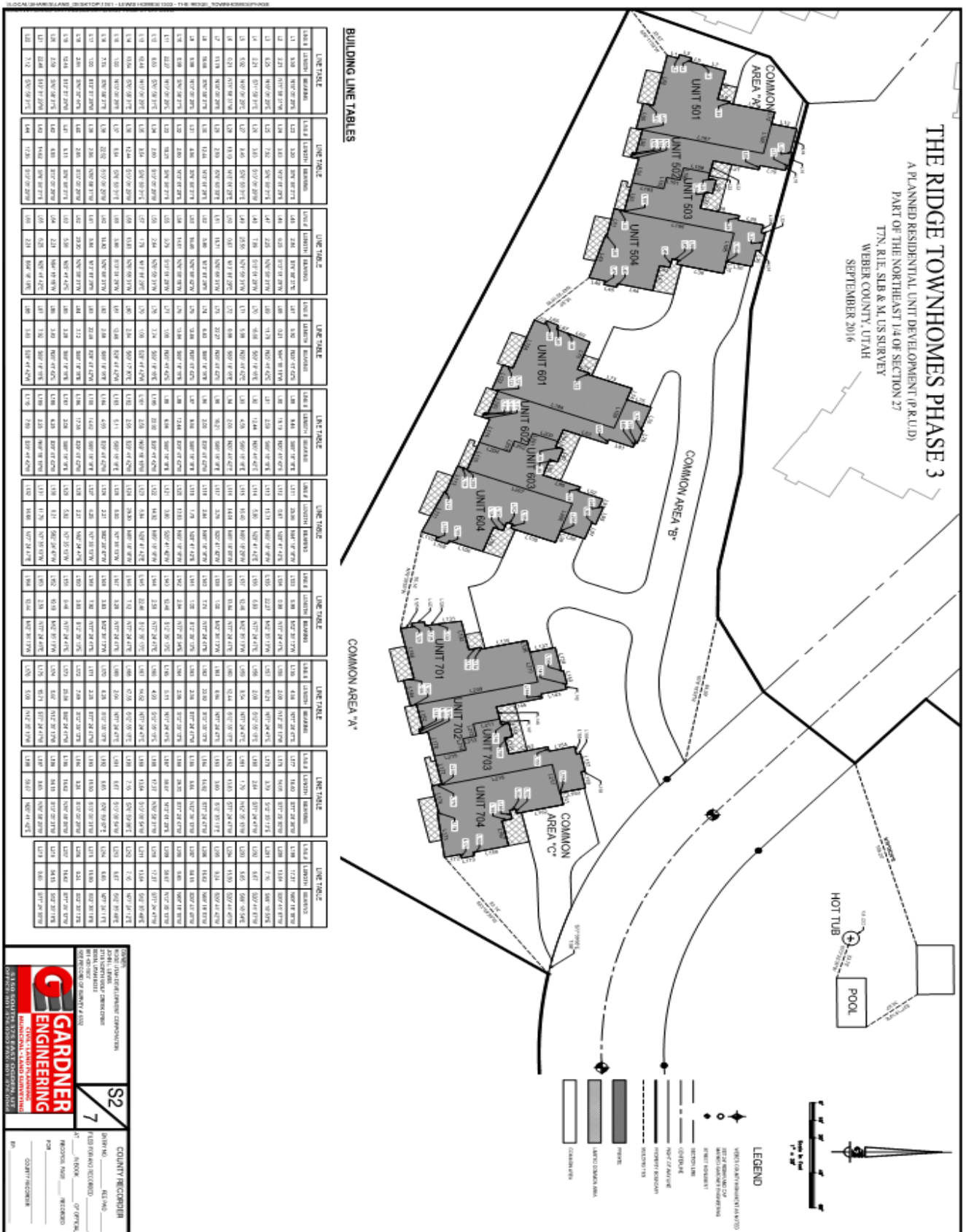
PHASE DATA:
 PHASE 1: 8 UNITS / 21 PARKING STALLS
 PHASE 2: 8 UNITS / 28 PARKING STALLS
 PHASE 3: 12 UNITS / 29 PARKING STALLS & POOL/SPA FACILITY
 PHASE 4: 8 UNITS / 21 PARKING STALLS
 PHASE 5: 12 UNITS / 31 PARKING STALLS

DEVELOPMENT DATA:
 -PROJECT AREA: 16.09 ACRES
 -PROPOSED USES: 48 TOWNHOME UNITS, (12 -4 PLEX UNITS), 500 S.F. POOL, HOUSE W/ POOL, SPA AND POOL DECK
 -PARKING: 130 TOTAL
 -48 GARAGE STALL
 -48 DRIVEWAY SPACES
 -34 GUEST/POOL SURFACE STALLS
 -OPEN SPACE: 10.11 AC. (63.10%)



<h2 style="margin: 0;">THE RIDGE TOWNHOMES</h2> <p style="margin: 0;">WEBER COUNTY, UT</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: small; margin: 0;"> PREPARED BY: ARCHITECTURE WEBER COUNTY, UT </p> </div> <div style="width: 45%; border-left: 1px solid black; padding-left: 5px;"> <table style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="width: 20%;">DATE</td><td>02/08/2017</td></tr> <tr><td>PROJECT</td><td>208</td></tr> <tr><td>DESIGNER</td><td>ME</td></tr> <tr><td>DATE</td><td>02/08/17</td></tr> <tr><td>SCALE</td><td>1"=20'-0"</td></tr> </table> </div> </div> <div style="margin-top: 10px;"> <p style="font-size: small; margin: 0;">SHEET NO. 01 OVERALL PHASING PLAN SHEET TOTALS 3</p> <h3 style="margin: 0;">P1.0</h3> </div>	DATE	02/08/2017	PROJECT	208	DESIGNER	ME	DATE	02/08/17	SCALE	1"=20'-0"
DATE	02/08/2017										
PROJECT	208										
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DATE	02/08/17										
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Exhibit B-The Ridge Townhomes PRUD Phase 3



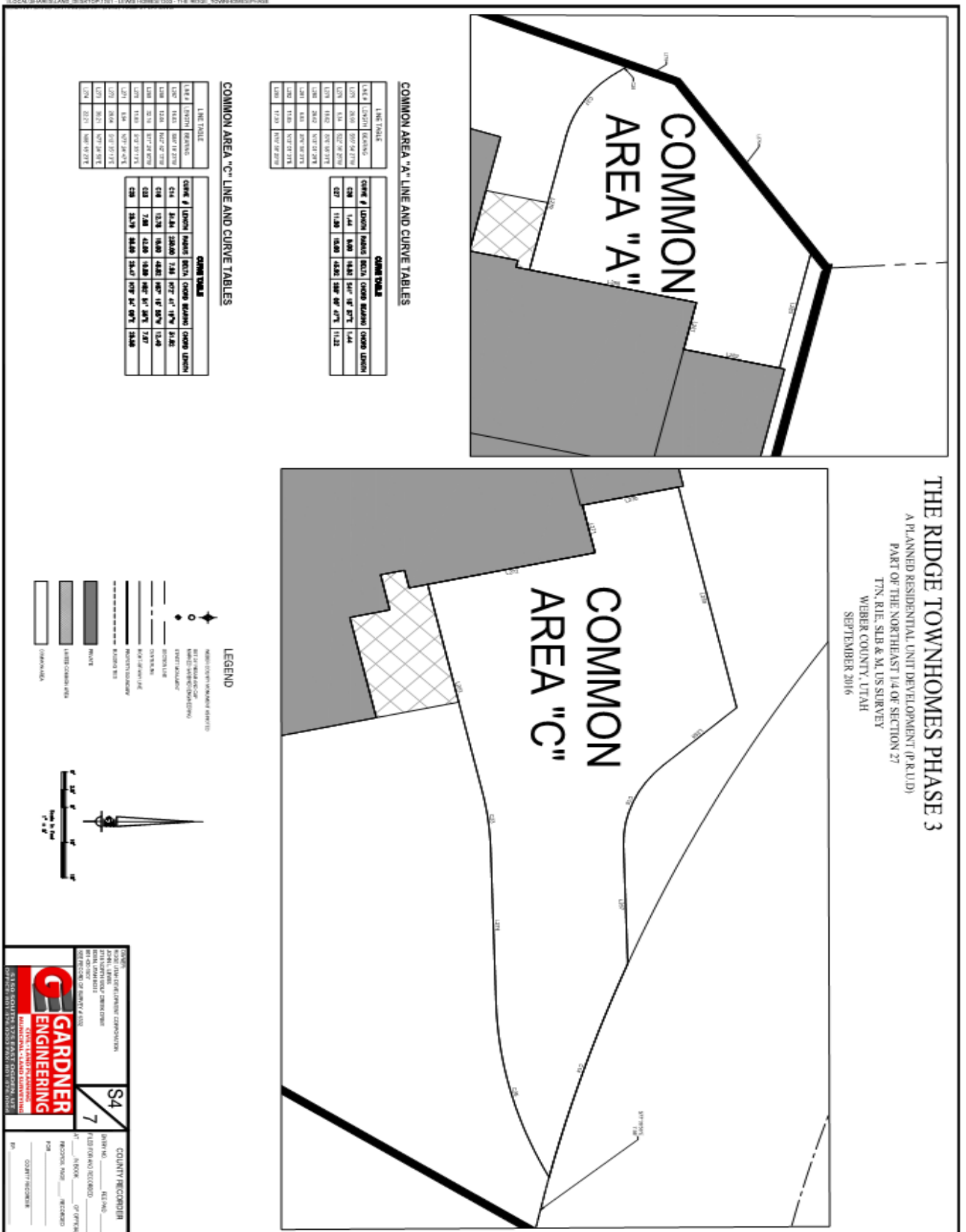


Exhibit B-The Ridge Townhomes PRUD Phase 3

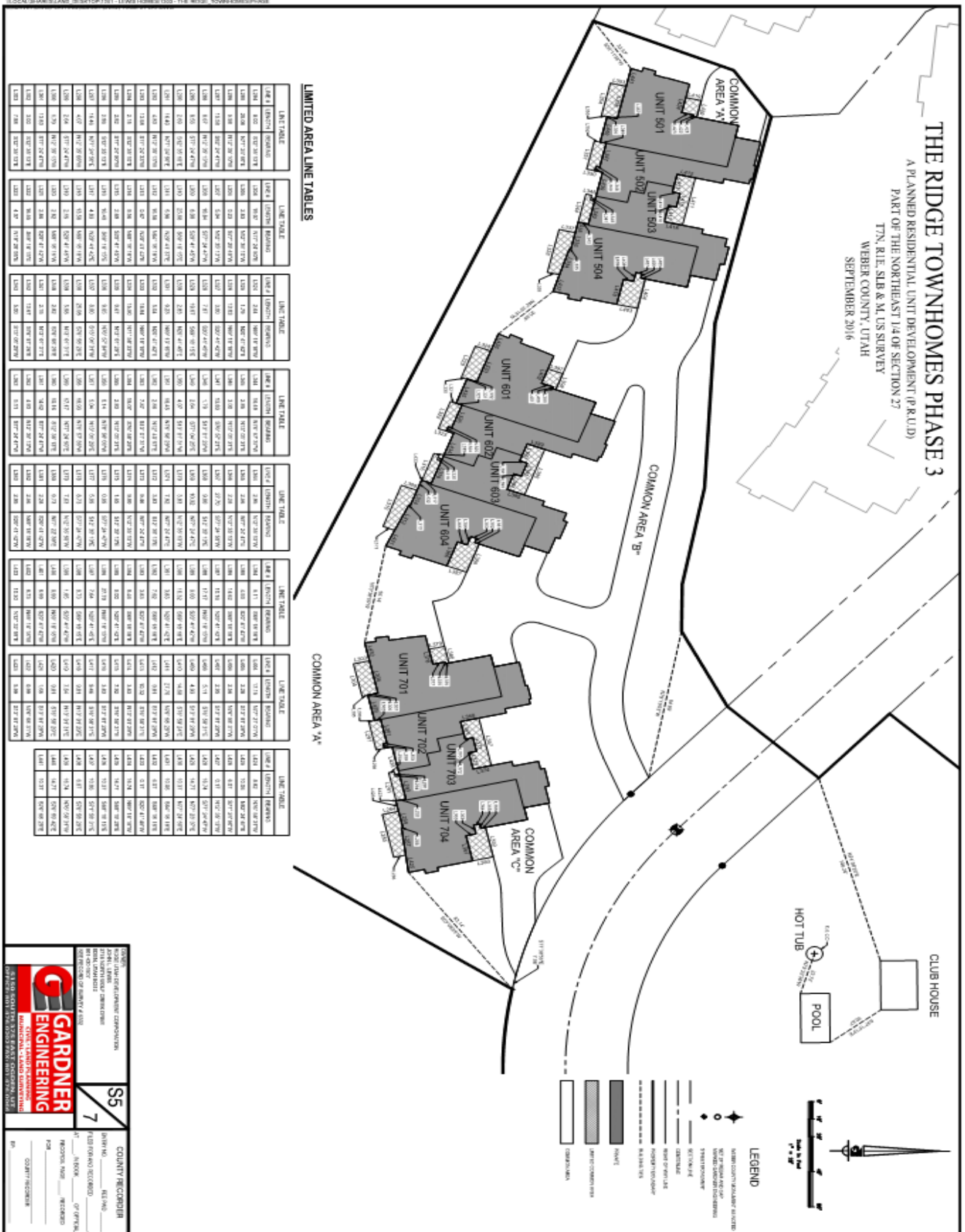
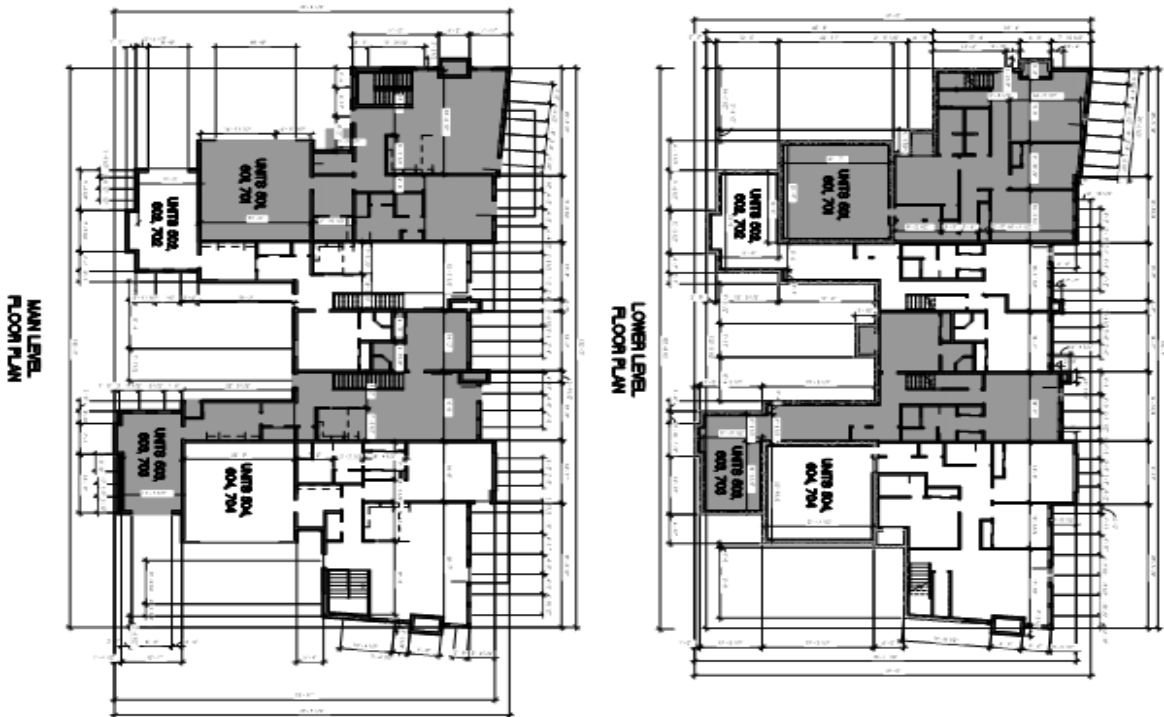


Exhibit B-The Ridge Townhomes PRUD Phase 3

LOCAL PARCELS AND SUBLOTS 1-101 - LEWIS HOMES 1000 - THE RIDGE TOWNHOMES PHASE 3



THE RIDGE TOWNHOMES PHASE 3

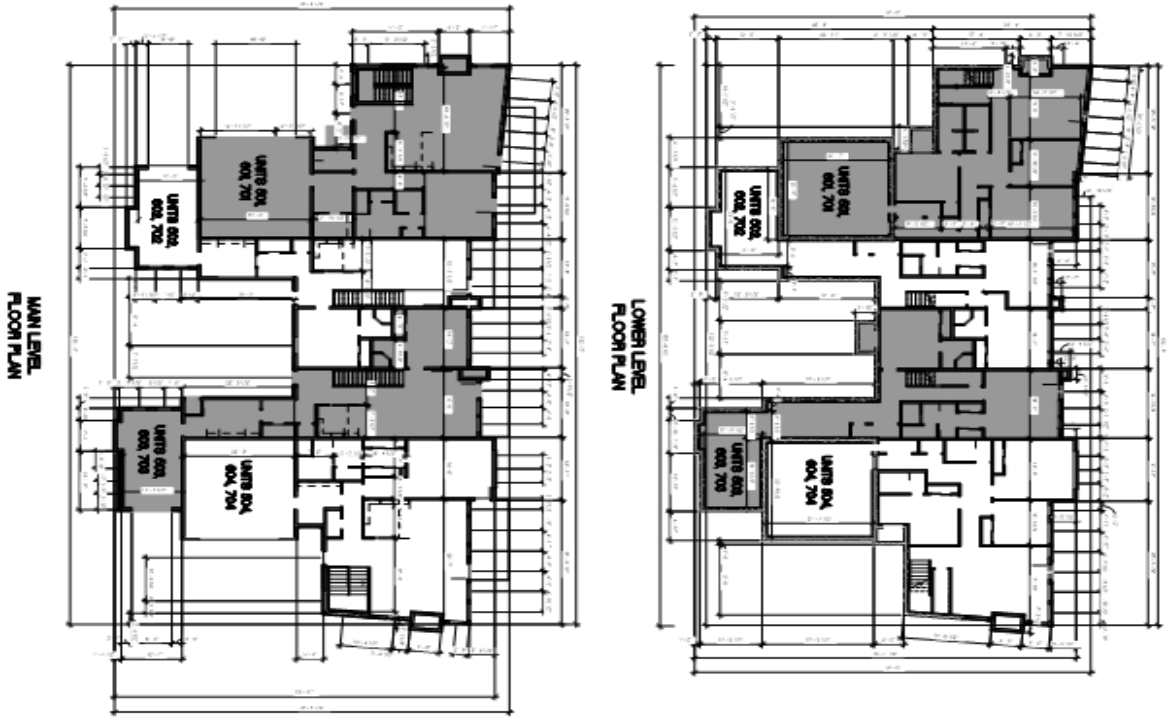
A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
 PART OF THE NORTHEAST 1/4 OF SECTION 27
 T7N, R1E, S18 & M, US SURVEY
 WEBER COUNTY, UTAH
 SEPTEMBER, 2016

NOTE: EACH UNIT IS DIVIDED BY THE BOUNDARIES OF THE
 ENTIRE LOWER LEVEL OF EACH UNIT AS SHOWN ON THE
 LOWER LEVEL FLOOR PLAN.

<p>GARDNER ENGINEERING MANUFACTURING PLANT ENGINEERING</p>	PROJECT: LOCAL PARCELS AND SUBLOTS 1-101 - LEWIS HOMES 1000 - THE RIDGE TOWNHOMES PHASE 3 DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]	COUNTY RECORDER DIVISION: [Name] FILED (FORM) RECORD: [Name] BY: [Name]
	SHEET NO. S6 OF 7	COUNTY RECORDER DIVISION: [Name] FILED (FORM) RECORD: [Name] BY: [Name]

Exhibit B-The Ridge Townhomes PRUD Phase 3

LOCAL PARCEL LAND SURVEY OF 1201 - LEWIS HOMES 1202 - THE RIDGE TOWNHOMES PHASE 3



THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
 PART OF THE NORTHEAST 1/4 OF SECTION 27
 T7N, R1E, S1B & M, US SURVEY
 WEBER COUNTY, UTAH
 SEPTEMBER, 2016

NOTE: EACH UNIT IS DIVIDED BY THE BOUNDARIES OF THE
 ENTIRE LOWER LEVEL OF EACH UNIT AS SHOWN ON THE
 LOWER LEVEL FLOOR PLAN.

<p>GARDNER ENGINEERING MANAGING LAND ENGINEERING</p>	PROJECT: LOCAL PARCEL LAND SURVEY OF 1201 - LEWIS HOMES 1202 - THE RIDGE TOWNHOMES PHASE 3 DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]	COUNTY RECORDER DISTRICT: [District] COUNTY: [County]
	SHEET NO. S6 OF TOTAL SHEETS: 7	COUNTY RECORDER DISTRICT: [District] COUNTY: [County]



August 26, 2016

RE: Capacity

Lewis Homes
3615 N. Wolf Creek Dr.
Eden, Utah 84310

To whom it may concern:

This is official notice that Wolf Creek Water and Sewer Improvement District has the capacity to serve the Ridge phase 3 with a total of 13 units. WCWSID has reviewed the plans and has approved them as presented by Gardner Engineering.

If you have any questions or concerns please feel free to contact me at 801-430-4647

Thank You,

A handwritten signature in black ink, appearing to read "Rob Thomas", written over a light blue horizontal line.

Rob Thomas
General Manager
Wolf Creek Water and Sewer
Improvement District