



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for preliminary subdivision approval of the Trapper’s Ridge at Wolf Creek PRUD Phases 7a & 7b.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, January 23, 2018

**Applicant:** Eden Village, LLC/Russ Watts

**File Number:** UVT041718

### Property Information

**Approximate Address:** 5800 East Big Horn Parkway

**Project Area:** 7.558 Acres

**Zoning:** RE-15

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-020-0027, 22-020-0029

**Township, Range, Section:** T7N, R1E, Section 26

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Ronda Kippen  
[rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us)  
 801-399-8768

**Reviewed By:** Steve Burton

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Zones, Chapter 22 Natural Hazards Overlay Zone

## Summary and Background

The Planning Division recommends preliminary approval of Trappers at Wolf Creek PRUD Phase 7a and Phase 7b. Trapper’s Ridge at Wolf Creek PRUD was approved in 2002. The architectural style of the homes in Phase 7a & 7b will mirror those in the previous phases in the Trapper’s Ridge Development. Trappers at Wolf Creek PRUD Phase 7a consists of 10 lots (units) on 3.35 acres. Trappers at Wolf Creek PRUD Phase 7b consists of 10 lots (units) on 4.21 acres. Both Phases 7a & 7b will front and gain access along “Big Horn Parkway”, a public right of way (see Exhibit A & B). Phase 7a includes two common areas. Common Area A is approximately 25,180 square feet and it surrounds the building envelopes of Lots (Units) 130 through 133. Common Area B is approximately 33,604 square feet and it surrounds the building envelopes of Lots (Units) 134 through 139. Phase 7b has one common area, identified as Common Area A, which consists of approximately 154,120 square feet. The developer will provide care for the amenities and common areas within the development by incorporating Phases 7a and 7b into the existing HOA.

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 preliminary subdivision. As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, the approved PRUD and the standards in the RE-15 zone in LUC Title 104 Chapter 3 to ensure that the regulations and standards have been adhered to. The proposed subdivision, with the recommended condition listed in this staff report, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with 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 Residential Estate Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 zone is identified in the LUC §104-3-1 as:

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

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 RE-15 zone require a minimum lot area of 15,000 sq. ft. with a minimum lot width of 100' per LUC §104-3-7. The proposed building envelopes vary in size from 2,742 square feet to 3,554 square feet and the lot widths vary from 42' to 55'. The preliminary plans do not include the minimum yard setbacks due to the developer using building envelopes instead of individual lots. Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size are acceptable.

Ogden Valley Sensitive Lands Overlay Districts: The proposed subdivisions fall within the "Important Wildlife Habitat Area" that is part of the Ogden Valley Sensitive Lands Overlay District found in LUC§ 104-28-3. The development of this area will be required to strictly follow the standards that are adopted by Weber County.

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 IGES dated November 8, 2017 identified as Project #01855-011. A geologic site reconnaissance has taken place and a report has been prepared by IGES dated May 18, 2017, identified as Project #01855-010. All site development will need to adhere to the recommendations of these reports and a note has been added to the preliminary plan. A "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 from the Wolf Creek Water and Sewer District as part of the preliminary subdivision submittal. A Capacity Assessment and a construct permit or waiver from the Utah State Department of Environmental Quality Division of Drinking Water will be required during the final subdivision process.

Review Agencies: The Weber County Surveyor's Office, the Weber Fire District, and the Weber County Planning Division have reviewed and approved the proposal. The Engineering Division 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 through the PRUD process to have nightly rentals for the owners in the Trapper's Ridge at Wolf Creek PRUD Phase 7a & 7b. Currently the proposal does not include lock out sleeping rooms so additional parking requirements will not be necessary at this time. A note has been added to the preliminary plat to declare this subdivision approved for nightly rentals.

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.

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 preliminary plan for the Trappers at Wolf Creek PRUD Phase 7a and Trappers at Wolf Creek PRUD Phase 7b. This recommendation for approval is subject to all review agency requirements and is based on the following condition:

1. A cost estimate for the subdivision improvements shall be provided to the County Planning and Engineering Departments for review and approval. Upon approval adequate funds will need to be deposited with Weber County prior to receiving final approval from 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.

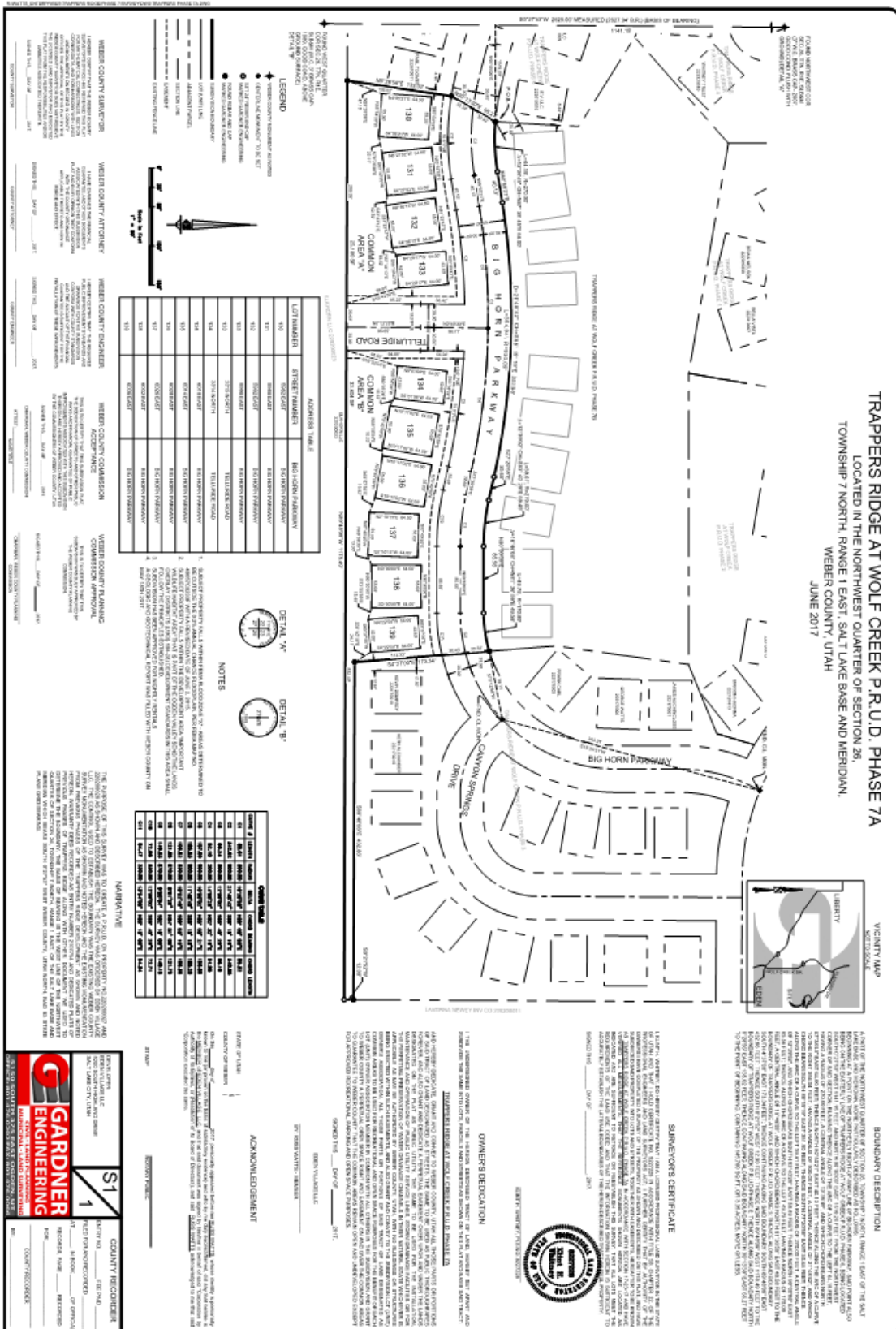
## Exhibits

- A. Trappers at Wolf Creek PRUD Phase 7a
- B. Trappers at Wolf Creek PRUD Phase 7b

## Location Map

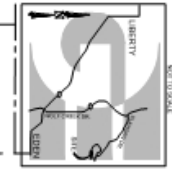


Exhibit A-Trappers at Wolf Creek PRUD Phase 7a



### TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 7A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
JUNE 2017



#### BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH. BEING THAT PART OF SAID NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: ...

#### OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT, BY THIS INSTRUMENT DO HEREBY DEDICATE TO THE PUBLIC THE HEREIN DESCRIBED TRACT FOR THE PURPOSES AND INTENTIONS OF THE PUBLIC ...



#### ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and intentions therein expressed. My commission expires \_\_\_\_\_.

#### ADDITIONAL NOTES

1. SUBJECT PROPERTY IS A 20-UNIT HOUSING DEVELOPMENT TO BE BUILT ON PROPERTY OWNED BY ...
2. THE PROPERTY IS BEING OFFERED FOR SALE AS INDICATED ON THE PLAT ...
3. THE PROPERTY IS BEING OFFERED FOR SALE AS INDICATED ON THE PLAT ...

GARDNER ENGINEERING	
PLAT NO.	2017-00000
RECORD NO.	2017-00000
FILE NO.	2017-00000
COUNTY RECORDER	
RECORDED	
FILED	

