



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for a new phasing plan and preliminary subdivision approval of the Trapper's Ridge at Wolf Creek PRUD Phases 7a, 7b, 7c & 7d.
Type of Decision:	Administrative
Agenda Date:	Tuesday, February 26, 2019
Applicant:	Eden Village, LLC/Russ Watts
File Number:	UVT041718

Property Information

Approximate Address:	5800 East Big Horn Parkway
Project Area:	7.55 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

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

Staff Information

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

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 104, Zones, Chapter 22 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay District
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 5 PRUD
- Title 108, Standards, Chapter 14 Hillside Review
- Title 108, Standards, Chapter 22 Natural Hazards Areas

Summary and Background

The Planning Division recommends preliminary approval of the revised phasing plan and the revised preliminary plans for Trappers at Wolf Creek PRUD Phases 7a, 7b, 7c and 7d. These subdivisions were previously preliminarily approved on January 23, 2018 as Trapper's Ridge at Wolf Creek PRUD Phase 7a & 7b. The architectural style of the homes in Phase 7a, 7b, 7c & 7d will mirror those in the previous phases in the Trapper's Ridge Development.

Trappers at Wolf Creek PRUD Phasing plan is as follows:

Phase 7a consists of five lots (units) on 1.583 acres,

- Phase 7a Common Area O= 31,503 square feet and it surrounds the building envelopes of Lots (Units) 130 through 134.

Phase 7b consists of five lots (units) on 2.183 acres,

- Phase 7b Common Area P= 79,964 square feet and it surrounds the building envelopes of Lots (Units) 135 through 139.

Phase 7c consists of five lots (units) on 1.754 acres

- Phase 7c Common Area Q= 29,685 square feet and it surrounds the building envelopes of Lots (Units) 140 through 144.

Phase 7d consists of five lots (units) on 2.03 acres.

- Phase 7d Common Area R= 74,136 square feet and it surrounds the building envelopes of Lots (Units) 145 through 149.

The developer will provide care for the amenities and common areas within the development by incorporating Phases 7a through 7d 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 106 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 2,688 square feet 3,520 square feet and the lot widths vary from 42' to 55'. All phases will front and gain access along "Big Horn Parkway", a public right of way (see Exhibit A). The preliminary plans do not include the minimum yard setbacks due to the developer using building envelopes instead of individual lots (see Exhibit B through E). 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 Planning Division has re-reviewed and approved the revised phasing plan and preliminary plan. The Weber Fire District, the Weber County Surveyor's Office, the Engineering Division have not had adequate time to do a thorough re-review of the proposal to date however the applicant understands that they must meet all requirements of the other review agencies prior to the application being moved to the planning commission for final approval. 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 through 7d. 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 2018 property taxes have been paid in full. The 2019 property taxes will be due in full on November 30, 2019.

Staff Recommendation

Staff recommends approval of the revised phasing plan Trappers at Wolf Creek PRUD and the preliminary plans for the Trappers at Wolf Creek PRUD Phase 7a, Trappers at Wolf Creek PRUD Phase 7b, Trappers at Wolf Creek PRUD Phase 7c, and Trappers at Wolf Creek PRUD Phase 7d. This recommendation for approval is subject to all review agency requirements and 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 Phasing Plan
- B. Trappers at Wolf Creek PRUD Phase 7a
- C. Trappers at Wolf Creek PRUD Phase 7b
- D. Trappers at Wolf Creek PRUD Phase 7c
- E. Trappers at Wolf Creek PRUD Phase 7d

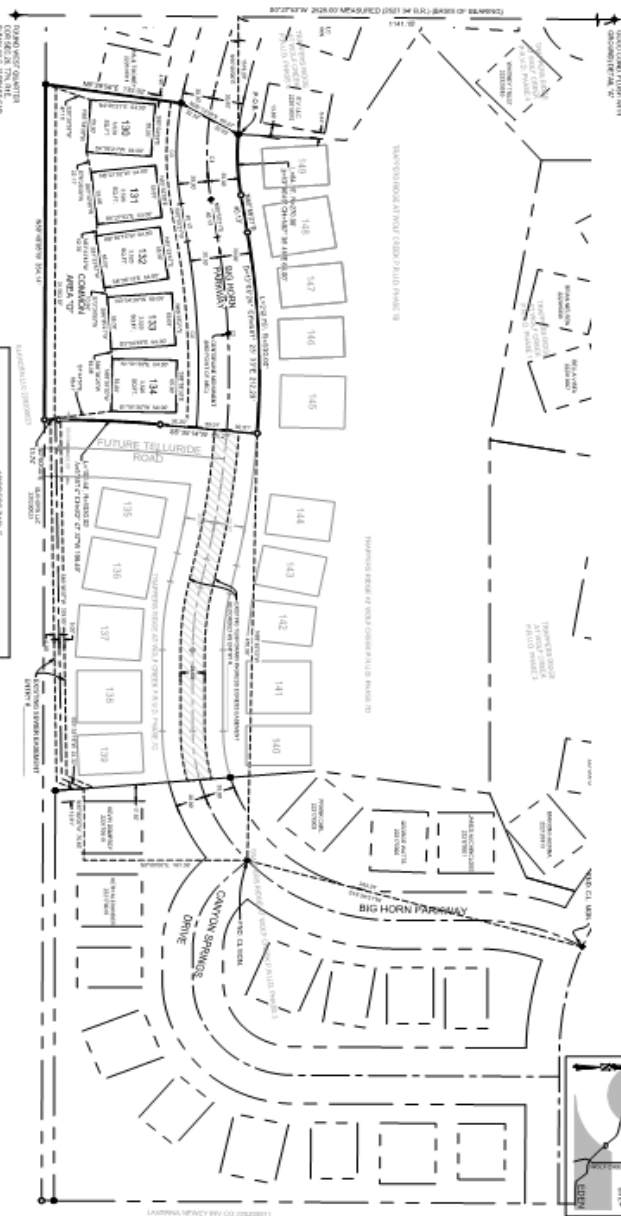
Location Map





Exhibit B-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
 JANUARY 2019



ADDRESS TABLE

LOT NUMBER	STREET NUMBER	BOULDER PARKWAY
130	1302	1302 BOWEN PARKWAY
131	1304	1304 BOWEN PARKWAY
132	1306	1306 BOWEN PARKWAY
133	1308	1308 BOWEN PARKWAY
134	1310	1310 BOWEN PARKWAY
135	1312	1312 BOWEN PARKWAY
136	1314	1314 BOWEN PARKWAY
137	1316	1316 BOWEN PARKWAY
138	1318	1318 BOWEN PARKWAY
139	1320	1320 BOWEN PARKWAY
140	1322	1322 BOWEN PARKWAY
141	1324	1324 BOWEN PARKWAY
142	1326	1326 BOWEN PARKWAY
143	1328	1328 BOWEN PARKWAY
144	1330	1330 BOWEN PARKWAY
145	1332	1332 BOWEN PARKWAY
146	1334	1334 BOWEN PARKWAY
147	1336	1336 BOWEN PARKWAY
148	1338	1338 BOWEN PARKWAY
149	1340	1340 BOWEN PARKWAY
150	1342	1342 BOWEN PARKWAY
151	1344	1344 BOWEN PARKWAY
152	1346	1346 BOWEN PARKWAY
153	1348	1348 BOWEN PARKWAY
154	1350	1350 BOWEN PARKWAY

- NOTES**
1. EXISTING PROPERTY WALLS, PERMITS FROM RECORDS, "AS SHOWN" PERMITTED TO BE RECORDED.
 2. ALL DISTANCES ARE MEASURED IN FEET AND INCHES (1" = 12").
 3. ALL DISTANCES ARE MEASURED IN FEET AND INCHES (1" = 12").
 4. ALL DISTANCES ARE MEASURED IN FEET AND INCHES (1" = 12").
 5. ALL DISTANCES ARE MEASURED IN FEET AND INCHES (1" = 12").

WESTERN COUNTY ENGINEERS
WESTERN COUNTY ATTORNEY
WESTERN COUNTY COMMISSION
WESTERN COUNTY PLANNING COMMISSION APPROVAL



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, CONTAINS THE TRAPPERS RIDGE AT WOLF CREEK P R U D, PHASE 7A. THE TRAPPERS RIDGE AT WOLF CREEK P R U D, PHASE 7A IS BOUNDARY DESCRIBED AS FOLLOWS:

... (Detailed description of the boundary, including bearings and distances) ...

OWNER'S DECLARATION

I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED SUBJECT LAND, HEREBY SET FORTH AND CONFIRMED THE TRUE AND CORRECT BOUNDARY DESCRIPTION OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT INCLUDING ANY AND ALL INTERESTS THEREIN, AND I HEREBY CERTIFY THAT I AM THE OWNER OF SAID PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____



PLANNING COMMISSION APPROVAL

THE BOARD OF THE SALT LAKE COUNTY PLANNING COMMISSION HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMES WITHIN THE POWER AND JURISDICTION OF THE COMMISSION AND THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING COMMISSION'S POLICY STATEMENT AND RESOLUTIONS.

COMMISSION APPROVAL: _____

DATE: _____

GARDNER ENGINEERING

COUNTY RECORDER

DATE RECORDED: _____

BY: _____

Exhibit C-Trappers at Wolf Creek PRUD Phase 7b

