



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for final subdivision approval of the Trapper's Ridge at Wolf Creek PRUD Phases 7a, 7b, 7c & 7d.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Wednesday, March 06, 2019
<b>Applicant:</b>	Eden Village, LLC/Russ Watts
<b>File Number:</b>	UVT041718

### Property Information

<b>Approximate Address:</b>	5800 East Big Horn Parkway
<b>Project Area:</b>	7.55 Acres
<b>Zoning:</b>	RE-15
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	22-020-0027, 22-020-0029
<b>Township, Range, Section:</b>	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

<b>Report Presenter:</b>	Ronda Kippen <a href="mailto:rkippen@co.weber.ut.us">rkippen@co.weber.ut.us</a> 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 final approval of 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. A new phasing plan and preliminary approval was unanimously granted on February 26, 2019 by the Ogden Valley Planning Commission. 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 for final subdivision approval 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 final 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 final plat will utilize building envelopes instead of individual lots (see Exhibit B through E). The entire building including all eaves, cornices, projects, etc. must be located within the building envelope and will be reviewed for compliance with this standard during the building permit process. 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 final plat. 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 Capacity Assessment Letter from the Wolf Creek Water and Sewer District as part of the final subdivision submittal. A construct permit or waiver from the Utah State Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision moving forward to the County Commission for final approval.

Review Agencies: The Weber Fire District has approved the design. The Weber County Surveyor’s Office and the Engineering Division have reviewed the final documents and are working with the applicant to get the final information finalized prior to being forwarded to the County Commission for final approval. The applicant understands that they must meet all requirements of the other review agencies prior to the application being moved forward any further in the approval process.

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 final 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 final subdivision plats 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















