



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for preliminary approval of the Sanctuary at Wolf Creek Subdivision consisting of 45 lots in 3 Phases

Agenda Date: Wednesday, December 10, 2008

Applicant: Wolf Creek Properties LC

File Number: UVS 102408

Land Information

Approximate Address: 5334 East Elkhorn Drive

Project Area: 35.5 Acres

Zoning: Residential Estates (RE-20)

Existing Land Use: Vacant

Proposed Land Use: Residential Subdivision

Parcel Identification Number: 22-016-0014

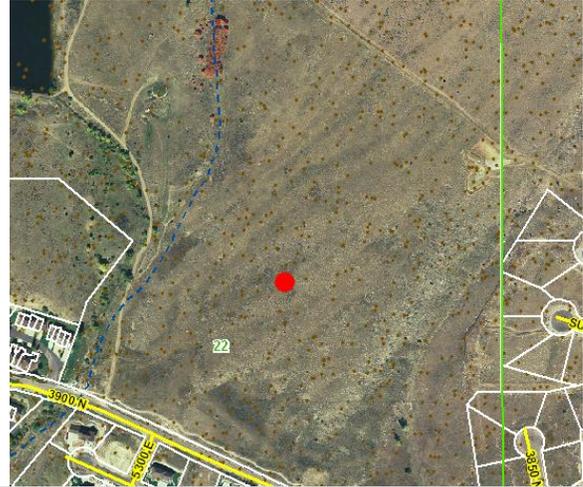
Township, Range, Section: T7N, R1E, Section 22

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: RS

The Sanctuary at Wolf Creek



Adjacent Land Use

North: Open Space

South: Residential

East: Open Space

West: Open Space

Applicable Ordinances

- Weber County Subdivision Ordinance
- Zoning Ordinance Chapter 3 (Re-20 Zone)
- Zoning Ordinance Chapter 22B (Cluster Subdivisions)
- Zoning Ordinance Chapter 40 (Ogden Valley Pathways)
- Zoning Ordinance Chapter 43 (Sensitive Lands)

Background

The Sanctuary at Wolf Creek is being developed as a Cluster Subdivision consisting of 45 lots in 3 phases. Phase 1 consists of 18 lots including three restricted lots, Phase 2 contains 11 lots, and Phase 3 has 16 lots including three restricted lots. This development is part of the Wolf Creek Resort Master Plan and the density for this subdivision will be subtracted from the overall density number that Wolf Creek has been granted. The subdivision is located in an RE-20 Zone but most of the lots are smaller than the 20,000 square foot area requirement because this is a cluster subdivision which meets the requirements for lot sizes to be reduced to a minimum of 10,000 square feet.

A cluster subdivision in the RE-20 Zone requires 30% of the area to be preserved as open space, but does not allow for any bonus density. The total open space preserved in all three phases will be 10.67 acres, which is 30%. However, as part of its approved Master Plan, Wolf Creek has already set aside enough open space for their total density, so this open space is being provided only to meet the cluster subdivision design requirements. The open space will contain both existing and new trails that meet the requirements of the Ogden Valley Pathways Ordinance. The new trails in the subdivision will connect to existing Wolf Creek Resort trails along Elkhorn Drive and at the north boundary of the subdivision.

The only access to the subdivision is from Elkhorn Drive and the rest of the subdivision is surrounded by open space. A stub road to the west will be provided in Phase 2 at the end of Mtn. Ridge Road, but the rest of the roads will end in cul-de-sacs. Due to this design, the Weber Fire District is requiring that each of the homes have a sprinkling system. Several of the lots in the subdivision have frontage on two roads, however, a no access line on one of the roads will be provided. The roads in the subdivision will be private and a gated access is being requested in Phase 1 near the intersection of Mtn. Ridge Road and Sanctuary Road. The open space on both sides of the gate will be landscaped and will have a decorative stone wall, subdivision monument sign, and a small shade shelter. The monument sign meets the requirements of the Ogden Valley Sign Ordinance and the shade shelter meets the requirements of the Ogden Valley Architectural Standards. If the gated

access is to be allowed it will require a recommendation from the Planning Commission to the County Commission when Phase 1 of the subdivision comes to the Planning Commission for final approval.

This subdivision lies within an area identified by the Ogden Valley Sensitive Lands Ordinance as “Important Wildlife Habitat.” When development occurs in important wildlife habitat areas the ordinance describes principles that should be incorporated into the development. This subdivision has incorporated these principles in the following ways:

- The open space in this subdivision will be located adjacent to large areas of existing natural open space
- A section of open space along the boundary of Phases 2 and 3 will provide a travel corridor from one large section of existing open space to another
- The roads in the subdivision are located away from the stream that could be considered a natural travel corridor, except for a small portion near the boundary of Phases 1 and 2
- Very few of the lots are located near the stream
- The required 50 foot stream corridor setback is maintained entirely within the open space areas

The Wolf Creek Water Company will provide culinary water, the Wolf Creek Water Conservancy will provide secondary water, and the Wolf Creek Sewer Improvement District will provide wastewater service.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable ordinances?
- Should this subdivision be allowed to have a gated access?

Conformance to the General Plan

This subdivision conforms to the General Plan by meeting the requirements of applicable ordinances listed in this staff report.

Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of Ogden Valley Pathways

Staff Recommendation

Staff recommends preliminary approval of The Sanctuary at Wolf Creek Subdivision based on its compliance with applicable County Ordinances. This recommendation includes approval of the request for a gated access based on approval from the Weber Fire District and the subdivision being surrounded by open space, which removes the need for additional road stubs.

Exhibits

- A. Location Map
- B. Zoning Map
- C. Subdivision Plat Map
- D. Landscape and Open Space Plan and Renderings
- E. Weber Fire District Review Letter
- F. Weber County Engineering Review Letter
- G. Ogden Valley Pathways Review Letter