



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of The Retreat at Wolf Creek Subdivision including a financial guarantee in the amount of \$182,487.93

Agenda Date: Tuesday, October 29, 2013

Applicant: John Lewis for Retreat Utah Development Corporation

File Number: UVR 030209

Property Information

Approximate Address: 5334 East Elkhorn Drive

Project Area: 13.64 Acres

Zoning: Residential Estates Zone (RE-20)

Existing Land Use: Vacant

Proposed Land Use: Residential Subdivision

Parcel ID: 22-016-0095

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

Adjacent Land Use

North:	Vacant	South:	Residential
East:	Residential	West:	Open Space

Staff Information

Report Presenter: Sean Wilkinson
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801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 108 (Zones) Chapter 3 (Cluster Subdivisions)

Background

The Retreat Subdivision was granted preliminary approval as a 45 lot cluster subdivision on December 10, 2008. Final approval of the first phase (18 lots) was granted on March 24, 2009. Several time extensions have since been granted by the County Commission and the applicant has complied with the time extension requirements. This development is part of the Wolf Creek Resort Master Plan and the density for Phase 1 will be subtracted from the overall density that Wolf Creek has been granted. Phase 1 is located in an RE-20 Zone. Seventeen of the lots are smaller than the 20,000 square foot area requirement because as a cluster subdivision lot sizes can 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 Phase 1 is 4.1 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 contains small portions of both existing and new trails that meet the requirements of the Ogden Valley Pathways Ordinance. The new trails in the subdivision connect to an existing Wolf Creek Resort trail adjacent to Elkhorn Drive.

The only access to the subdivision is from Elkhorn Drive. A stub road to the west will be provided from Retreat Drive, but due to the overall road design which has no second access in the future phases, the Weber Fire District is requiring that each of the homes have a fire-sprinkling system. Several of the lots in Phase 1 have frontage on two roads, however, no access lines are provided on the plat. The roads in the subdivision are public and have been approved and built with a 50 foot right-of-way rather than the typical 60 foot right-of-way. The Wolf Creek Water and Sewer Improvement District will provide culinary water and sewer services, and the Wolf Creek Water Conservancy will provide secondary water.

Landscaping and signage plans have been submitted and must be followed. The signage meets the area requirements of the Ogden Valley Sign Code and the landscaping, walls, and other structure meet the requirements of the Ogden Valley Architectural Standards Code.

This subdivision lies within an area identified by the Ogden Valley Sensitive Lands Code 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

Based on Staff’s review, The Retreat at Wolf Creek Utah Phase 1 has met the applicable requirements and criteria of the Weber County Subdivision and Zoning Ordinances in the following ways:

- A cluster subdivision is a permitted use in the RE-20 Zone
- This cluster subdivision is a superior design to that of a conventional subdivision because it provides open space and trails, and keeps lots completely outside of the stream corridor setback.
- The subdivision meets the 30% open space requirement
- The lots are connected to a public sewer system and can, therefore, be reduced to a 10,000 square foot minimum
- The trail locations have been reviewed and approved by Ogden Valley Pathways
- As explained above, the subdivision has incorporated the Sensitive Lands Code in its design
- All agency review requirements are satisfied and the County holds an escrow for improvements in the amount of \$182,487.93.

For the County Commission’s information, the developer has received a Land Use Permit for a temporary construction trailer to be used during construction of the subdivision. The trailer is located in Common Area F as shown on the site plan. Once the subdivision construction is complete or abandoned, the trailer must be removed as required by Title 104 (Zones) Chapter 3 (RE-20 Zone) Section 2 (15) of the Land Use Code.

Summary of County Commission Considerations

- Do the proposed amendments comply with the Weber County Land Use Code?

Conformance to the General Plan

The proposed subdivision conforms to the Ogden Valley General Plan.

Planning Commission Recommendation

The Ogden Valley Planning Commission recommended final approval of this subdivision on March 24, 2009

Staff Recommendation

The Planning Division recommends approval of The Retreat at Wolf Creek Subdivision Phase 1.

Exhibits

- A. Subdivision plat
- B. New Site Plan for Entry Features, Signage, and Landscaping

Location Map

