



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

<b>Application Request:</b>	Consideration and action on final approval of The Retreat Subdivision Phases 2 and 3
<b>Agenda Date:</b>	Tuesday, September 24, 2013
<b>Applicant:</b>	Retreat Utah Development Corporation
<b>File Number:</b>	UVR 081913 (Phase 2) and UVR 082713 (Phase 3)

#### Property Information

<b>Approximate Address:</b>	5334 East Elkhorn Drive
<b>Project Area:</b>	22.13 Acres
<b>Zoning:</b>	Residential Estates Zone (RE-20)
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential Subdivision
<b>Parcel ID:</b>	22-016-0095
<b>Township, Range, Section:</b>	T7N, R1E, Section 22

#### Adjacent Land Use

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

#### Staff Information

<b>Report Presenter:</b>	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
<b>Report Reviewer:</b>	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 and minor amendments have since been granted and final approval of Phase 1 (18 lots) expires on October 31, 2014. This development is part of the Wolf Creek Resort Master Plan and the density for The Retreat Subdivision will be subtracted from the overall Wolf Creek density. Phases 2 and 3 are located in an RE-20 Zone which requires a minimum lot area of 20,000 square feet. However, as a cluster subdivision lot sizes can be reduced to a minimum of 10,000 square feet. All but six of the lots in Phases 2 and 3 have been reduced below 20,000 square feet. Setbacks can also be reduced for lots under 20,000 square feet. All of the lots meet the applicable setbacks except for Lot 29 in Phase 2 which requires side yard setbacks of 10 and 14 feet, rather than both setbacks at 10 feet. Lots 23, 25, 28, and 29 in Phase 2 and Lots 38 and 42 in Phase 3 must have all of the setbacks labeled in order to comply with the notes on the subdivision plat regarding setback minimums.

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 Phases 2 and 3 is approximately seven acres, which is 31%. However, as part of its approved Master Plan, Wolf Creek has already set aside enough open space for its total density, so this open space is being provided only to meet the cluster subdivision design requirements. The open space will contain trails that meet the requirements of the Ogden Valley Pathways Ordinance. The trails in the subdivision will connect to an existing Wolf Creek Resort trail adjacent to Elkhorn Drive. The trails and appropriate trail easements need to be shown on the subdivision plats.

The only access to the subdivision is from Elkhorn Drive through Phase 1. A stub road to the west will be provided from Mountain Ridge Road, but due to the overall road design which has no second access in Phases 2 and 3, the Weber Fire District is requiring that each of the homes have a fire sprinkler system. Several of the lots in Phases 2 and 3 have frontage on two roads, however, no access lines are shown on the subdivision plats. The new roads in Phases 2 and 3 are public rather than private as previously requested. The Wolf Creek Water and Sewer Improvement District will provide culinary water and sewer service.

Phases 2 and 3 are located within an area identified by the Ogden Valley Sensitive Lands Code as "Important Wildlife Habitat." When development occurs in important wildlife habitat areas the code describes principles that should be incorporated into the development. This subdivision has incorporated these principles in the following ways, as previously approved:

- The open space in The Retreat subdivision is 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 subdivisions 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 common areas.

Based on Staff's review, The Retreat Subdivision Phases 2 and 3 have met the applicable requirements and criteria of the Weber County Land Use Code 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 subdivisions meet the 30% open space requirement.
- The roads in the subdivisions are public and will meet the requirements of the Weber County Engineering Division and the Weber Fire District.
- 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 previously approved by Ogden Valley Pathways.
- As explained above, the subdivisions have incorporated the Sensitive Lands Code in its design.

### Summary of Planning Commission Considerations

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

### Conformance to the General Plan

The proposed phases do not affect The Retreat Subdivision's existing approvals or its conformance to the Ogden Valley General Plan.

### Conditions of Approval

- Requirements of applicable County review agencies
- Trails and applicable trail easements need to be shown on the subdivision plats
- All setbacks must be labeled on Lots 23, 25, 28, and 29 in Phase 2 and Lots 38 and 42 in Phase 3
- The subdivision is still subject to the conditions of approval and review agency requirements from the previous approvals

### Staff Recommendation

The Planning Division recommends approval of The Retreat Subdivision Phases 2 and 3 subject to the conditions of approval listed in this staff report, based on the finding that these phases comply with the Weber County Land Use Code.

### Exhibits

- A. Phase 2 Subdivision Plat
- B. Phase 3 Subdivision Plat
- C. Preliminary Subdivision Plan with Trail Locations

Location Map

