



OGDEN VALLEY PLANNING COMMISSION

AMENDED MEETING AGENDA

**April 23, 2019
5:00 p.m.**

- *Pledge of Allegiance*
 - *Roll Call:*
1. Minutes:
 - 1.1. Approval of the March 05, 2019, March 26, 2019, and April 02, 2019 meeting minutes
 2. Consent Agenda:
 - 2.1. UVO050118: Consideration and action on a request for the final subdivision approval of Overlook at Powder Mountain Phase 3, a 57-lot development located at approximately 8465 Copper Crest within the Powder Mountain Resort, in the Destination Recreation Resort (DRR-1) Zone. (SMHG, LLC, Applicant; Rick Everson, Agent)
 3. Petitions, Applications and Public Hearings
 - 3.1. Administrative Items
 - a. New Business
 1. SPE 2019-01: Discussion and action on a conceptual sketch plan endorsement request for Burton Cluster Subdivision located at approximately 7500 E 500 N, Huntsville in the Agricultural Valley (AV-3) Zone (Jeff Burton, Applicant)
 2. CUP 2019-04: Consideration and action on a request to amend a conditional use permit for the Village at Wolf Creek PRUD located at approximately 3477 N 4875 E, Eden in the Forest Residential (FR-3) Zone. (The Villages at Wolf Creek, LLC, Applicant; Kyle Ashworth, Agent)
 3. UVV032119: Consideration and action on a request for preliminary approval of the Village at Wolf Creek a 27-lot development located at approximately 3477 N 4875 E, Eden in the Forest Residential (FR-3) Zone (The Villages at Wolf Creek, LLC, Applicant; Kyle Ashworth, Agent)
 4. UVV032119: Consideration and action on a request for final approval of the Village at Wolf Creek a 27-lot development located at approximately 3477 N 4875 E, Eden in the Forest Residential (FR-3) Zone (The Villages at Wolf Creek, LLC, Applicant; Kyle Ashworth, Agent)
 4. Public Comment for Items not on the Agenda
 5. Remarks from Planning Commissioners
 6. Planning Director Report
 7. Remarks from Legal Counsel
 8. Adjourn

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor,
2380 Washington Blvd., Ogden, Utah.*

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for the final subdivision approval of Overlook at Powder Mountain Subdivision, a three phased, 57-lot development located within the approved Powder Mountain Resort.

Application Type: Administrative

Agenda Date: Tuesday, April 23, 2019

Applicant: SMHG, LLC

Authorized Agent: Rick Everson

File Number: UVO050118

Property Information

Approximate Address: 8465 E Copper Crest

Project Area: 111.797 Acres

Zoning: DRR-1

Existing Land Use: Resort

Proposed Land Use: Resort

Parcel ID: 23-012-0167, 23-012-0014, 23-012-0132

Township, Range, Section: T7N, R2E, Sections 5 and 8

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Adjacent Land Use

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

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Received preliminary approval on December 4, 2018 by the Ogden Valley Planning Commission

Background and Summary

The Planning Division recommends final subdivision approval of Overlook, a three-phased development, with 57 lots (see Exhibit A for the final plats). Overlook will be accessed off an existing stub road known as Meridian Avenue, which will extend through the northwestern end of the subdivision. The street system throughout the subdivision will be private right of ways and these private rights of ways will serve as public utility easements for the required infrastructure for the development. The three-phased development will have lots that range in size from 8,872 square feet to 3,325 square feet and all lots will gain access from the private right of way/street system within the development. The applicant has submitted the required

information as outlined in the Uniform Land Use Code of Weber County (LUC) §106-1-5 for consideration and approval of the proposed subdivision.

As part of the final subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed against the current final subdivision ordinance and the standards of the DRR-1 zone. The proposed subdivision and lot configuration are in conformance with the current zoning and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B for the ZDA Concept Plan) as well as the applicable subdivision requirements as required in the LUC. The proposed development has also been reviewed by all reviewing agencies. Based on these reviews, the application has met or will conditionally meet all of the requirements for final approval. The following is staff's analysis of the proposed final subdivision.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Chapter 106 and the standards in the DRR-1 zone in LUC Chapter 104 Title 29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision, with the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential structures which are considered a permitted use in the DRR-1 Zone. The proposed development will create 57 lots with access and frontage along private right of ways identified as Meridian Avenue, Overlook Drive, Overlook Ridge and Cobabe Court. The proposed lots range in size from 8,872 square feet to 3,325 square feet. The lots range in width from 45 feet to 85 feet. Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500-year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC Chapter 108 Title 22. The site specific investigation for the proposed Lots 1 through 57 are in the IGES report Project # 01628-027 dated February 12, 2019. Specific recommendations have been made for the development of the Overlook site and it is being made a condition of approval that IGES staff is onsite to verify compliance with the recommendations and a verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.

A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. A "Capacity Assessment Letter" has been provided by Powder Mountain Water and Sewer Improvement District. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.

Review Agencies: The Weber County Surveyor's Office and Weber County Engineering Division have reviewed the proposal and the applicant is addressing the areas of concern. The Weber Fire District have reviewed and approved the proposal.

Additional design standards and requirements: There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does require the creation of a new street system. A temporary turn around easement must be located at the end of all temporary stubbed streets. Staff recommends adding language to be placed on the final plat that will vacate the easements upon recording the future phases. The applicant will be required to provide a cash escrow to be held by Weber County for the applicable improvements within the subdivision. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2018 property taxes have been paid. The 2019 property taxes will be due in full on November 30, 2019.

Staff Recommendation

Staff recommends final subdivision approval of Overlook, a three-phased 57 lot development located within the approved Powder Mountain Resort. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to. A verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
3. A cost estimate for the subdivision improvements shall be and an escrow account set up prior to the subdivision being forwarded to the County Commission for final approval.
4. A draft copy of any CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
5. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the Planning Commission and County Commission.

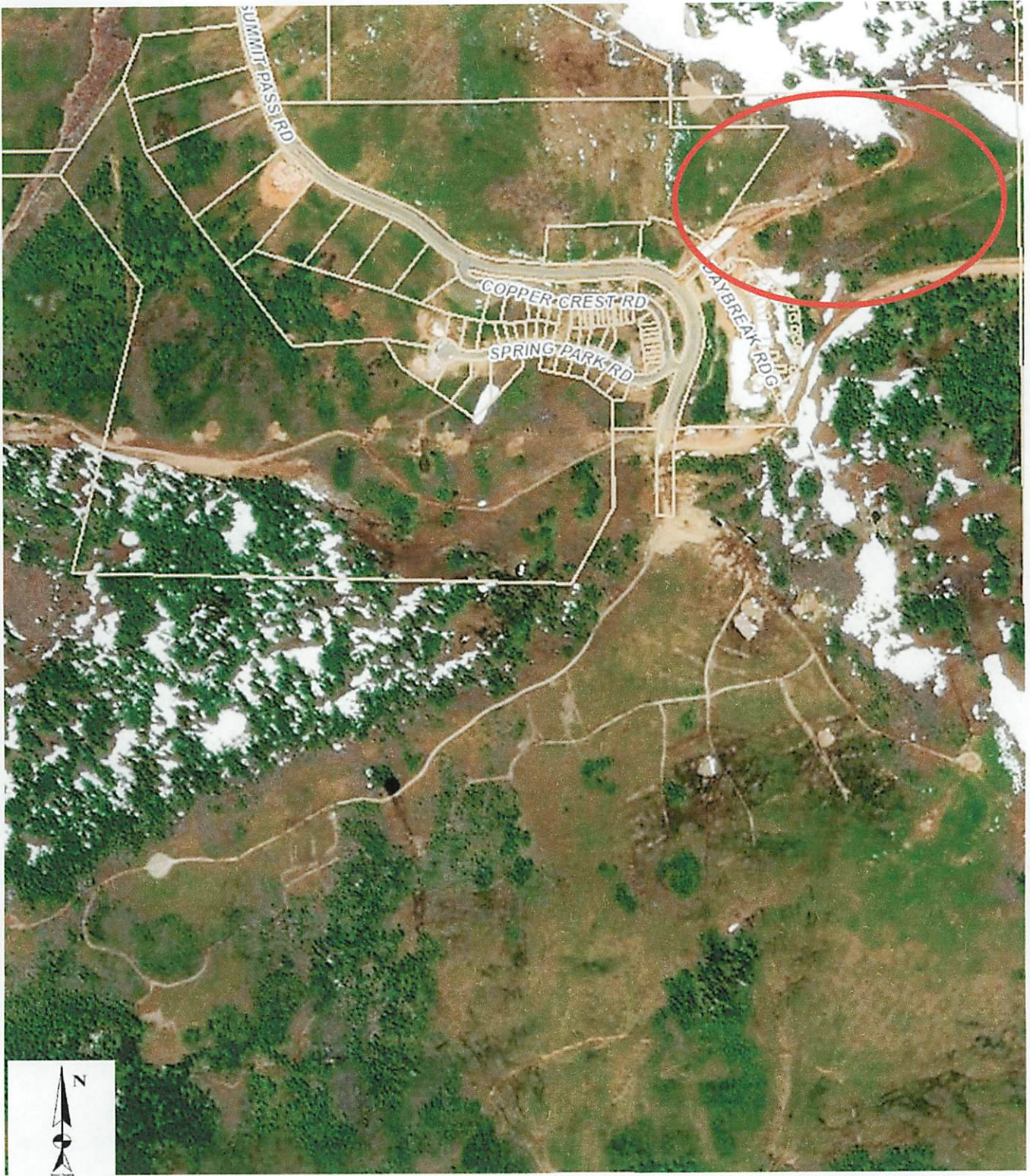
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. The proposed master planned development is in conformance with the approved Zoning Development Master Plan.

Exhibits

- A. Overlook Final Plat Phases 1-3
- B. Zoning Development Agreement Conceptual Map

Location Map



PLAT NOTES

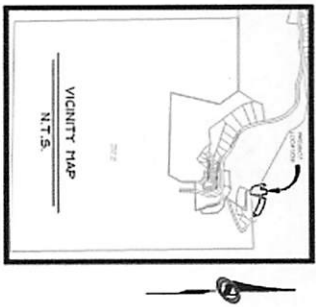
- 1. THIS PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT TO TAKE ANY AND ALL NECESSARY ACTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY AND INTERESTS OF THE PEOPLE OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT.
- 2. THIS PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT TO TAKE ANY AND ALL NECESSARY ACTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY AND INTERESTS OF THE PEOPLE OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT.
- 3. THIS PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT TO TAKE ANY AND ALL NECESSARY ACTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY AND INTERESTS OF THE PEOPLE OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT.
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- 10. THIS PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT TO TAKE ANY AND ALL NECESSARY ACTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY AND INTERESTS OF THE PEOPLE OF THE STATE OF UTAH AND THE FEDERAL GOVERNMENT.

OVERLOOK AT POWDER MOUNTAIN PHASE 2
ADDENDA A PORTION OF PARCEL D,
OF SPLIT EDRN PHASE B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
T42N, R12E, S10E, 10TH PRINCIPAL MERIDIAN,
SALT LAKE COUNTY, UTAH

LIEN HOLDER'S CONSENT

I, _____, the undersigned holder of the lien on the above described property, do hereby consent to the filing of this plat and the recording of the same, and I agree to release the lien on the above described property upon the recording of this plat.



ACKNOWLEDGEMENT

I, _____, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I have authorized the filing of this plat and the recording of the same.

CARRIER'S DEDICATION

I, _____, the undersigned, do hereby dedicate to the public the above described property for use as a public road, and I agree to maintain the same in a suitable condition for public use.

AGREEMENT

I, _____, the undersigned, do hereby agree to the terms and conditions set forth in this agreement, and I agree to be bound by the same.

AGREEMENT

I, _____, the undersigned, do hereby agree to the terms and conditions set forth in this agreement, and I agree to be bound by the same.

AGREEMENT

I, _____, the undersigned, do hereby agree to the terms and conditions set forth in this agreement, and I agree to be bound by the same.

AGREEMENT

I, _____, the undersigned, do hereby agree to the terms and conditions set forth in this agreement, and I agree to be bound by the same.

SUBVERTOR'S CERTIFICATE

I, _____, the undersigned, do hereby certify that I am the owner of the above described property and that I have authorized the filing of this plat and the recording of the same.



LEGAL DESCRIPTION

A certain portion of Parcel D, Addendum A, Overlook at Powder Mountain Phase 2, consisting of approximately 10.00 acres, more or less, as shown on the plat hereunto filed for recording.

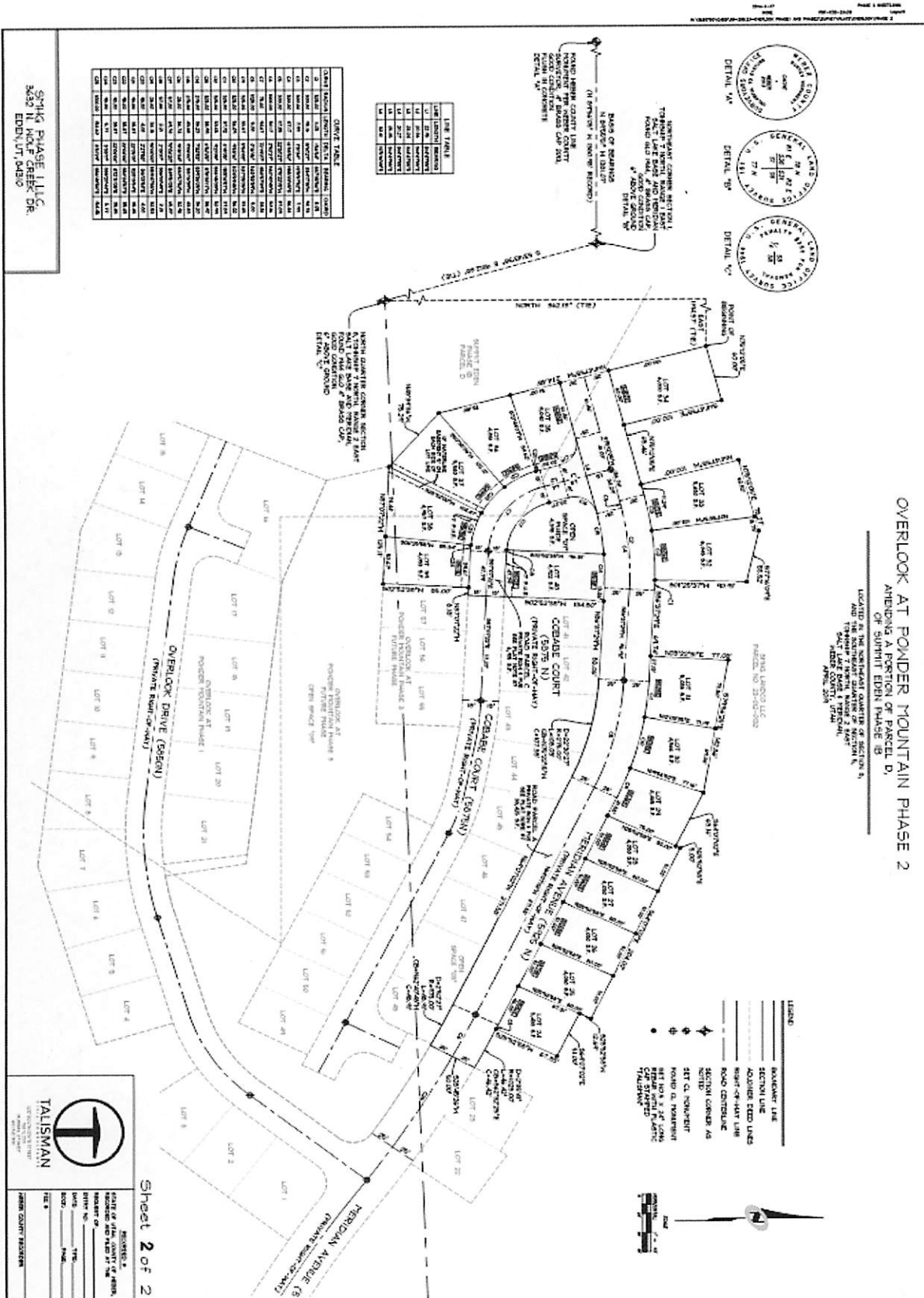
SUBVERTOR'S NARRATIVE

This plat is subject to the rights of the State of Utah and the Federal Government to take any and all necessary actions to protect the public health, safety and interests of the people of the State of Utah and the Federal Government.



Sheet 1 of 2

OWNER: SHIKI PHASE 1, LLC 3632 N. HOLLY CREEK DR. EDEN, UT 84310		AGENT: _____	
DATE: _____	TIME: _____	DATE: _____	TIME: _____
COUNTY: _____		COUNTY: _____	
TAX MAP NO.: _____		TAX MAP NO.: _____	
SECTION: _____		SECTION: _____	
RANGE: _____		RANGE: _____	
TOWNSHIP: _____		TOWNSHIP: _____	
STATE: _____		STATE: _____	



CONVEYANCE TABLE

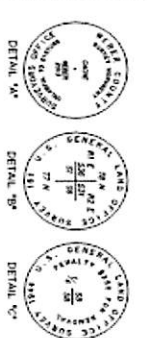
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SPHIG PHASE LLC
 3630 N. MOON CREEK DR.
 EDEN, UT, 84302



PROJECT 2
 STATE OF UTAH, COUNTY OF KANE,
 RECORDS AND PLATS BY TITLE
 PREPARED BY
 DATE
 TITLE
 SHEET NO.
 PAGE
 SHEET 2 OF 2
 NORTH COUNTY RESERVES

OVERLOOK AT POWDER MOUNTAIN PHASE 2
 A PORTION OF PARCEL D,
 OF SUBMIT EDEN PHASE 2
 LOCATED IN THE UNINCORPORATED TOWNSHIP OF SECTION 5,
 T41N08E2W, RANGE 2 WEST,
 S46E05N, EDEN, KANE COUNTY, UTAH.
 APRIL 2014

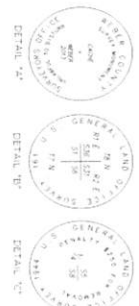


- LEGEND
- BOUNDARY LINE
 - SECTION LINE
 - ADJACENT EASE LINES
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - SECTION CORNER AS SET
 - SET C. MONUMENT
 - MONUMENT TO TYPICAL SET FOR A 1/4 CORNER OR STRIP



Exhibit A-Overlook Final Plat Phase 3

DATE: 11/11/2014
 PROJECT: OVERLOOK AT POWDER MOUNTAIN PHASE 3
 SHEET: 2 OF 2



OVERLOOK AT POWDER MOUNTAIN PHASE 3 AERIAL SECTION OF PARCEL D OF SPLIT EEDB PHASE B

LOCATED IN THE UNINCORPORATED QUARTER OF SECTION 8,
 TOWNSHIP 7 NORTH, RANGE 2 EAST,
 SLOPE COUNTY, NEBRASKA
 AREA: 2014

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100	10,000	0.23

SPRING PHASE I, LLC
 3632 N. WOLF CREEK DR.
 EPHRAIM, NEBRASKA

TALISMAN
 SURVEYING & MAPPING
 1000 S. 10TH STREET
 LINCOLN, NEBRASKA 68502

DATE OF THIS SURVEY: 11/11/2014
 REQUESTED AND MADE AT THE OFFICE OF THE SURVEYOR
 BY: [Name]
 FOR: [Name]
 SHEET NO. 2 OF 2

Sheet 2 of 2



- DEVELOPMENT AREAS
- A - Mid-Mountain
 - B - The Ridge
 - C - Earl's Village
 - D - Summit Village
 - E - Gertsen
 - F - The Meadow

The Overall Master Plan depicts conceptual development patterns and connectivity within the proposed Rezone boundary. These areas identify the general development mixing, open spaces, recreational components and pedestrian and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

Overall Master Plan



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Discussion and action on a conceptual sketch plan endorsement request for Burton Cluster Subdivision.	
Type of Decision:	Administrative	
Agenda Date:	Tuesday, April 23, 2019	
Applicant:	Jeffrey Burton	
File Number:	SPE 2019-01	
Approximate Address:	7500 E 500 N	
Project Area:	21.72 acres	
Zoning:	Agricultural Valley (AV-3) and Shoreline (S-1)	
Existing Land Use:	Agricultural/Open Space	
Proposed Land Use:	Residential/ Open Space	
Parcel ID:	21-008-0035, 21-008-0033, 21-007-0015	
Township, Range, Section:	T6N, R2E, Section 7	

Adjacent Land Use

North:	Agricultural/ Residential	South:	Agricultural/ Residential
East:	Agricultural/ Residential	West:	Agricultural/ Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
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Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley Zone (AV-3)
- Title 104, Chapter 10 Shoreline (S-1)
- Title 108, Chapter 3 Cluster Subdivisions

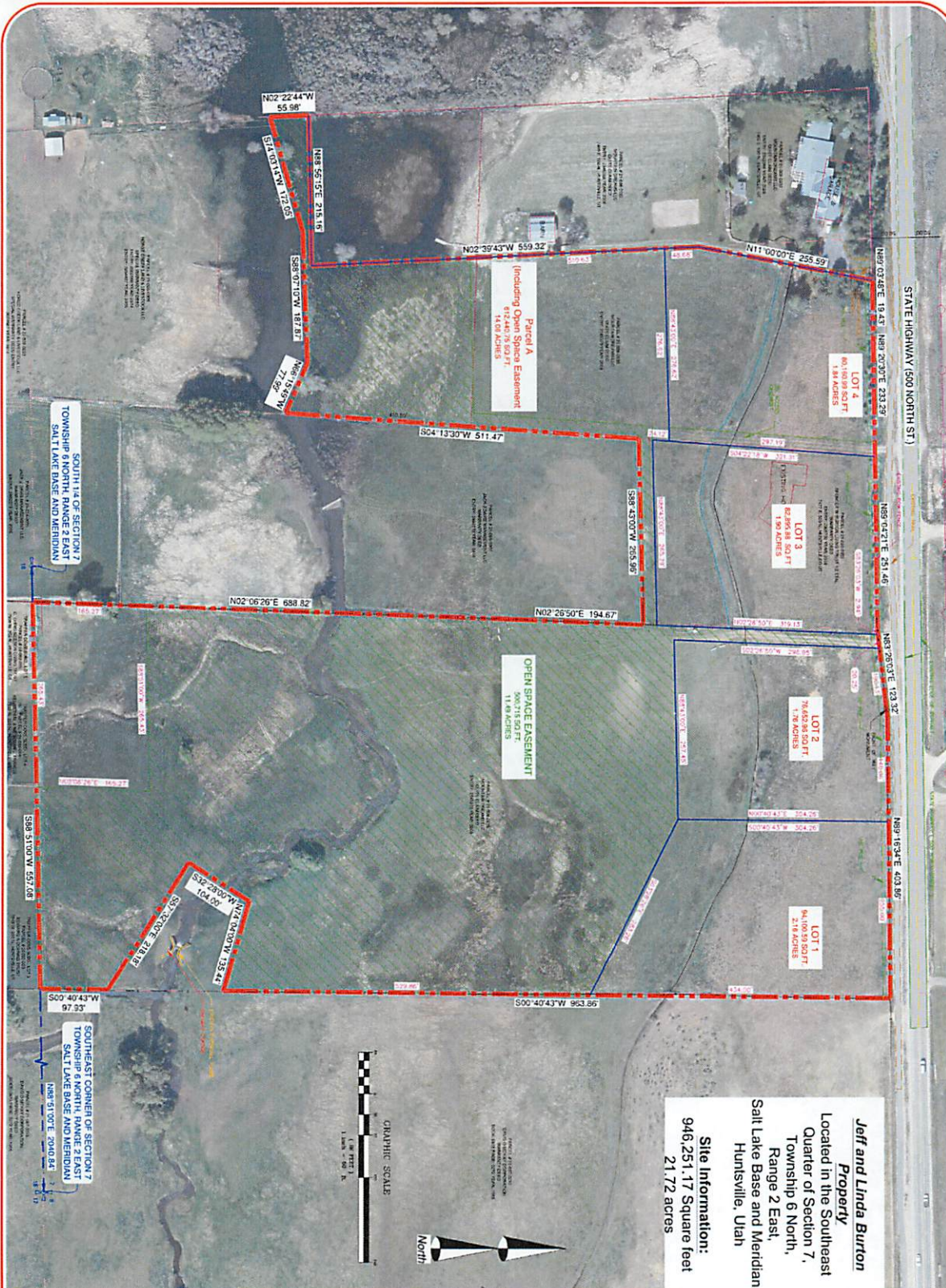
Summary

The applicant has submitted a conceptual sketch plan for a four-lot cluster subdivision review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The two agricultural parcels and one residential parcel are zoned AV-3 and S-1, containing a combined area of 21.72 acres. The applicant is proposing to preserve 63 percent open space meeting the required minimum open space preservation for the AV-3 Zone as outlined in LUC §108-3-5. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without an in-depth review by the Planning Division Staff. The required application, vicinity map, and subdivision plan are attached. The Planning Staff has also attached maps showing streams, flood zones, and related local features.

Due to the configuration of the existing subdivision boundary and the permanent man-made features onsite, the applicant is requesting a reduction to the standard open space width of at least 450 feet pursuant to LUC § 108-3-5 (c), (3), (c). The configuration of the open space shows a connecting strip that will be approximately 24 feet wide and an access strip to 500 North Street that is roughly 20 feet wide.

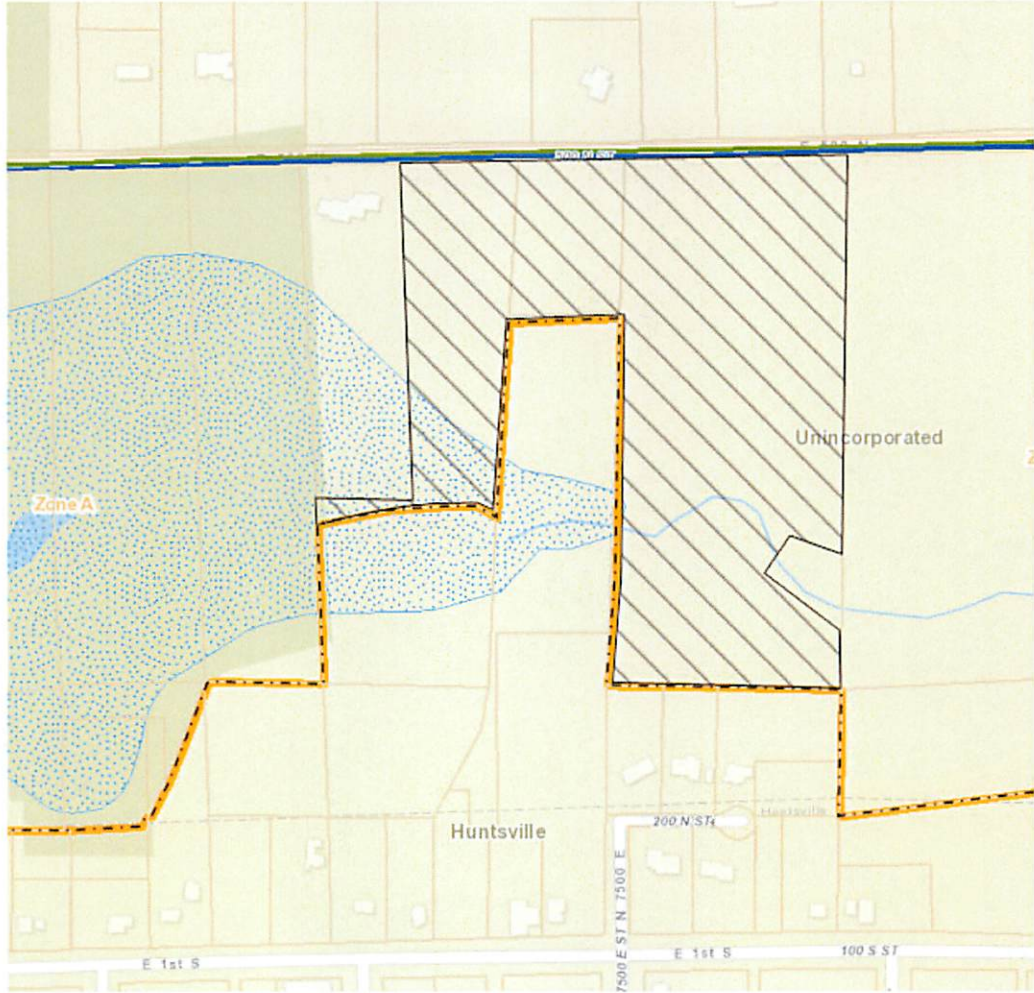
The area designated as an open space preservation easement must amount to at least 13.03 acres. Using the Weber County interactive map to calculate the density for the AV-3 Zone came to 5.52 lots and density for the area within the S-1 Zone came to .62 lots. The combined total density is 6.14 lots.



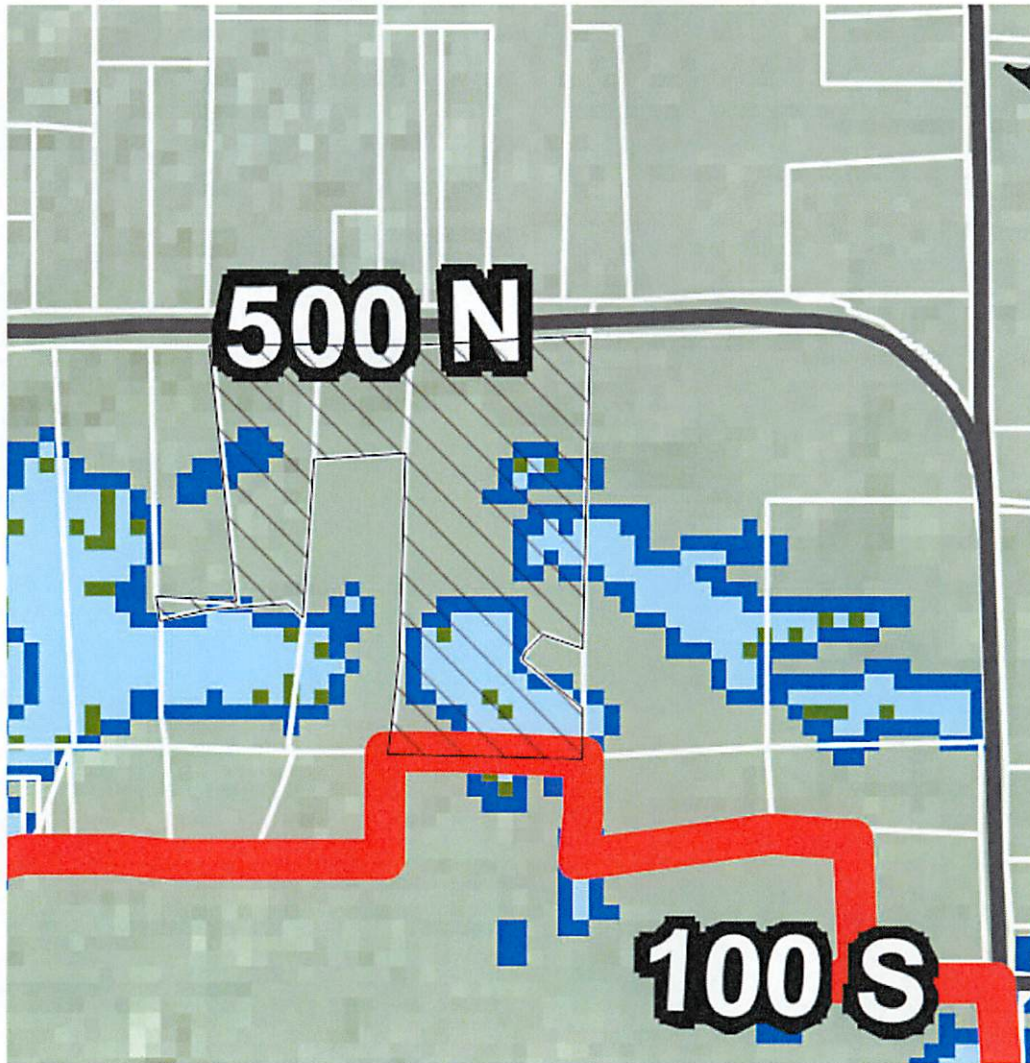


 GRAPHIC SCALE 1" = 50'	Family Dreams Subdivision JEFF AND LINDA BURTON CONCEPT PLAN	 A.L.M. & Associates, Inc. Engineering · Surveying · Development · Planning 2230 North University Parkway, Building 6D, Provo, Utah 84604 ph (801) 374-5262	SEAL
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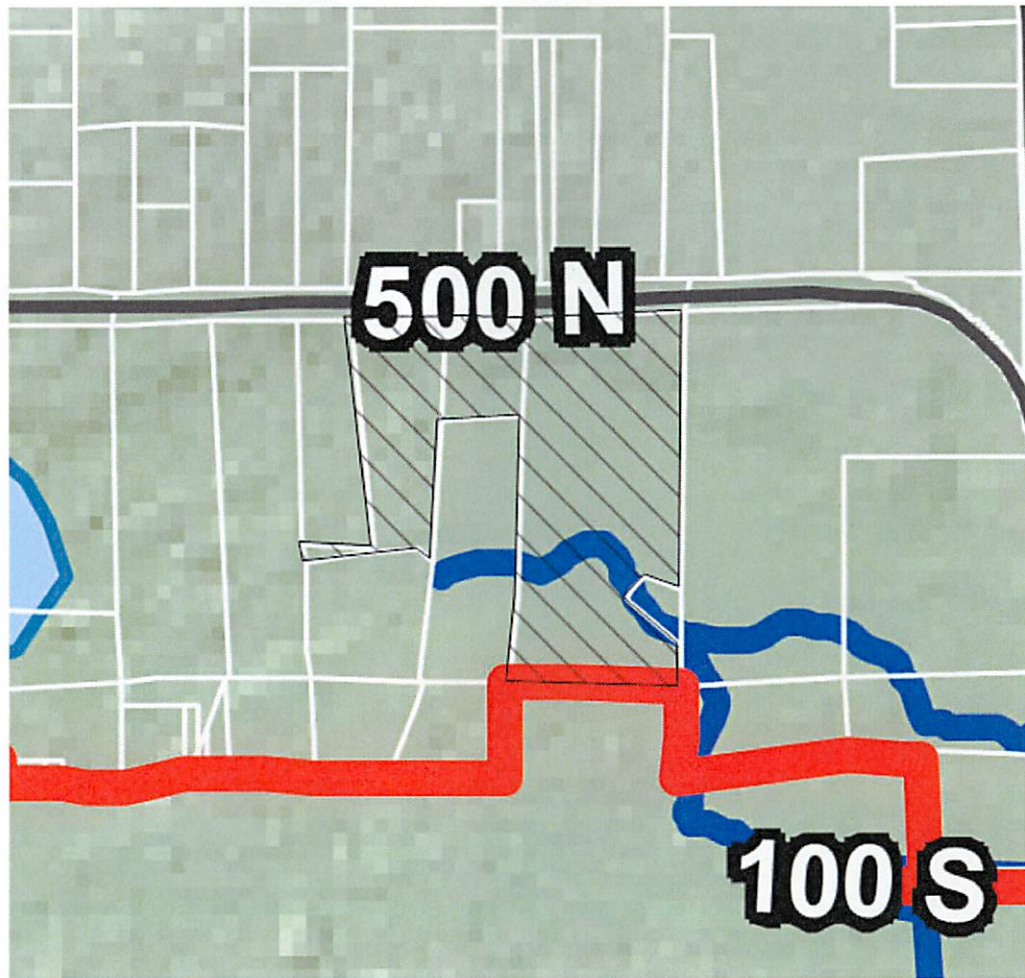
Pineview Reservoir Flood Zone A, Huntsville Town Boundary



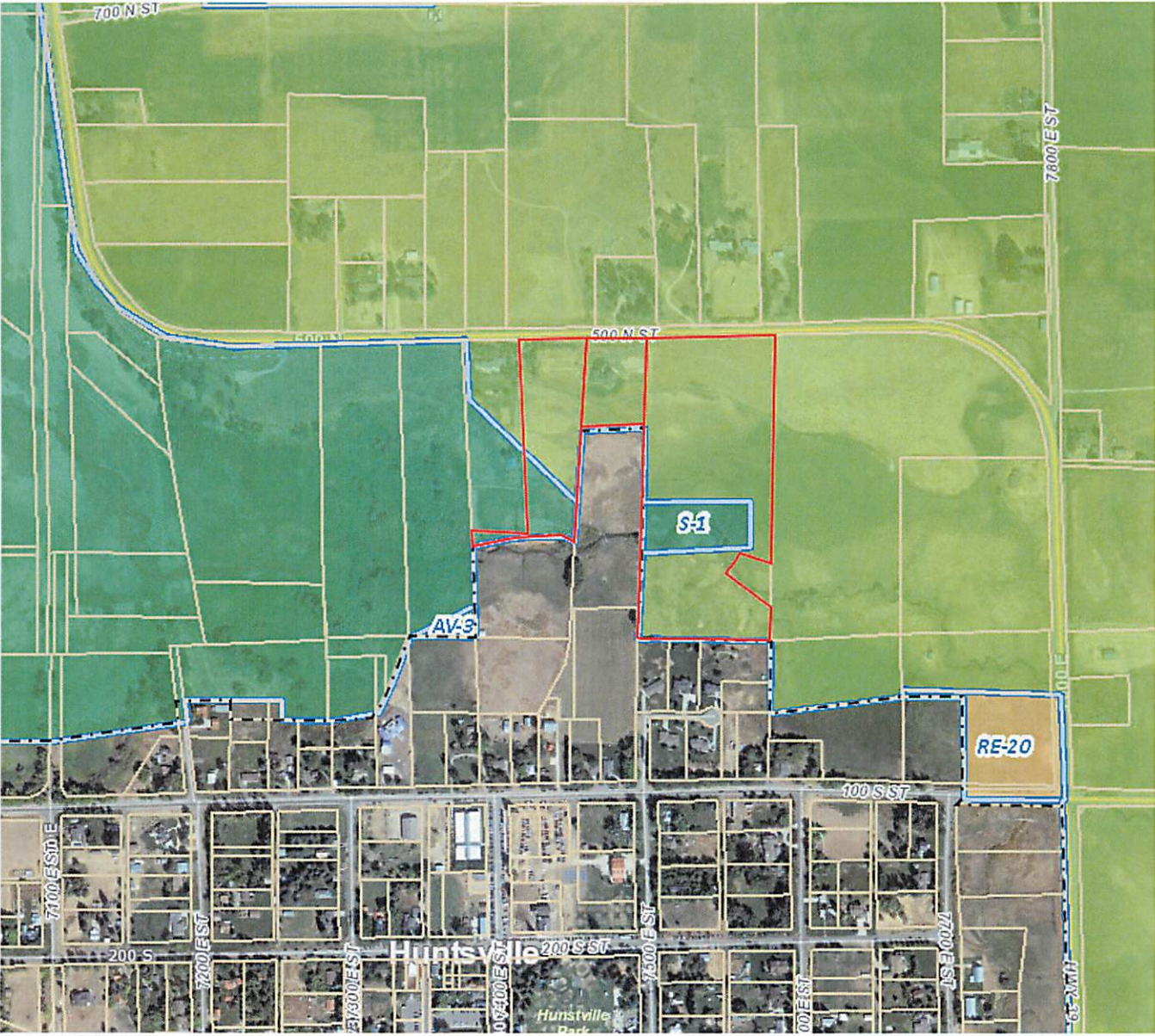
Ogden Valley Sensitive Lands Wetlands



Ogden Valley Sensitive Lands Stream Corridor



Zoning Map





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to amend the conditional use permit for the Village at Wolf Creek PRUD.
Type of Decision:	Administrative
Agenda Date:	Tuesday, April 23, 2019
Applicant:	The Villages at Wolf Creek, LLC
File Number:	CUP 2019-04

Property Information

Approximate Address:	3477 North 4875 E, Eden
Project Area:	7.59 acres
Zoning:	FR-3
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	See application for all parcel numbers
Township, Range, Section:	T7N, R1E, Section 22

Adjacent Land Use

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

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 17 Forest Resort Zone (FR-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.

Summary

The purpose of this PRUD amendment is to amend the following elements of the previous PRUD approvals:

On-street parking, the location of public utility easements, landscaping plan, and a decrease in the width of private rights of way within the development.

The proposed changes will not alter the existing density of the development, which consists of 62 dwelling units. The proposed changes will only apply to the multi-family units which are Lots 36 through 62. PRUD amendments require approval from both the Planning Commission and the County Commission. The amendment will go before the County Commission once a recommendation is made by the Planning Commission. Once the County Commission approves of the proposed changes the applicant will be able to receive subdivision approvals reflecting the changes to the plat.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Residential (FR-3) zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

Lot area, frontage/width and yard regulations: The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

The intent of a PRUD is defined in LUC §108-5-2 as follows:

- (a) *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. To this end, the development should be planned as one complex land use.*
- (b) *Substantial compliance with the zone regulations and other provisions of this chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantages of large scale planning for residential and related purposes.*

Slight changes are being made to the size of the building pads. The changes include widening some building pads by a few inches, while some will be made narrower by a few inches. The proposed changes are shown on Exhibit A which can be compared to the existing platted lots shown on Exhibit B.

Common Area: No changes are being proposed to the common area within the development.

Review Agencies: A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the review agencies are adhered to.

Additional design standards and requirements: The original PRUD included 23 on-street parking spaces and each unit was to have at least a 1-car garage, a total of 54 spaces counting the 4 units with driveways. The current proposal will have one car garages for each unit (27), plus two spaces for the two units that have two car garages, a total of 29 spaces. 18 of the 27 units will have sufficient driveway area for a second space, adding up to a total of 47 spaces. The proposed amendment will have 7 less spaces than originally approved. The applicant is requesting a reduction in the spaces required due to loss of public on-street parking, as the previous on street parking was a possible hazard and snow removal concern. According to §108-8-5, "The planning commission may adjust the required number of spaces listed in this chapter if it determines that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted."

Exhibit C shows the proposed landscaping plan, which consists of the same amount of trees in this phase as the original landscaping plan. The landscaping plan also shows that sidewalk and trails are being proposed on either side of the development. The General Plan indicates that Wolf Creek Drive should have multi use pathways. Staff recommends that

this be a 10' wide trail to meet the multi-use pathway standards of LUC§108-17. The applicant will be required to install or provide a financial guarantee for the proposed improvements prior to recording the future subdivision plat.

One of the proposed changes is to decrease the width of the private right of way known as Creekside Way from 46 feet to 25 feet. The applicant is proposing five-foot public utility easements on either side of Creekside Way. Five-foot public utility easements are being proposed inside the private right of way known as Lakeview Court.

Conditional Use Review: The proposed PRUD is conditionally allowed in the FR-3 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

Design Review: The FR-3 zone and the proposed conditional use, mandate a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

1) Considerations relating to traffic safety and traffic congestion. Although the applicant is proposing to decrease the private right of way width in the development, the proposed travel surface width is 20 feet, meeting the private travel surface width requirement. Traffic safety concerns are not anticipated with the proposed changes.

2) Considerations relating to outdoor advertising. The proposal does not include any outdoor signage other than temporary real estate signage.

3) Considerations relating to landscaping, screening and buffering. The applicant's landscaping plan is included as exhibit C. The proposal includes outdoor dumpsters which require screening. The screening will be required to comply with the Ogden Valley Architectural, Landscape and Screening Design Standards, as outlined in LUC §108-2. The screening will also be required to comply with the clear view of intersecting streets requirement listed in LUC§108-7-7.

4) Considerations relating to buildings and site layout. The design of the buildings on building pads 40 through 57 has been previously approved as part of the previous approvals, including CUP 2000-10 and the de minimis changes that were approved on September 4, 2018.

The design of buildings on pads 36 through 39 has not been amended since the first amendment (CUP 2000-10). The applicant is proposing to change the design of the buildings for pads 36 through 39, as shown on exhibit D. The proposed amendment to these building designs matches the approved design for building pads 40 through 57. The exterior of the buildings will consist of stone, hardie board siding, and wood. In addition to the wood, the proposed colors are grey stone and hardie board with white as an accent color.

Buildings 47 through 56 are proposed to gain access off of Creekside Way instead of Lakeview Court as originally approved. This change is ideal because it will result in less traffic on Lakeview Court.

5) Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The subject properties are associated with a previously approved Planned Residential Unit Development. The proposed changes are in compliance with the provisions outlined in the Planned Residential Unit Development Chapter.

Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed Planned Residential Unit Development, the planning commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*

- *The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
- *The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.*
- *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
- *The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Staff Recommendation

Staff recommends approval of the request to amend the conditional use permit for the Village at Wolf Creek PRUD (CUP 2019-04). This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.
2. The applicant will be required to install or escrow for the proposed improvements.
3. Screening for all outdoor dumpsters as required by LUC Section 108-2.

This recommendation is based on the following findings:

1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conditional use amendment.
4. The proposed conditional use amendment will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
6. Planning Commission has determined that unique circumstances exist that warrant an adjustment in the required number of parking spaces.

Exhibits

- A. Proposed Site Plan
- B. Existing Plat
- C. Landscaping Plan
- D. New Building Design

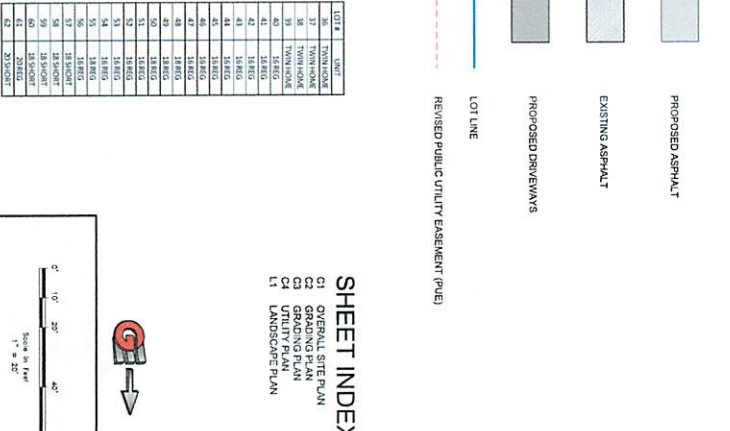
Location Map





GENERAL NOTES

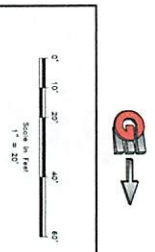
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS AGENCIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST OBTAIN THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION BEGINS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY PERMIT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POINTS OF UTILITY CONFLICT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL UTILITY CENTER WITHIN THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS SUPERVISOR OF ANY AND ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED ON ANY AND ALL PUBLIC RIGHT-OF-WAY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COOPERATE AND COOPERATE WITH THE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELATIONS OR ADJUSTMENTS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY PERMIT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POINTS OF UTILITY CONFLICT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL UTILITY CENTER WITHIN THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND ACCEPT OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO: EXCAVATION, TRENCHING, TRAFFIC CONTROL, AND SECURITY.
6. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR THAT IS NOT DEFINED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL OBSTRUCTIONS AND MATERIALS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL UTILITY CENTER WITHIN THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL OBSTRUCTIONS AND MATERIALS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL UTILITY CENTER WITHIN THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL CONDITION OR BETTER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL CONDITION OR BETTER.
11. LANDSCAPE AND I.R. SPRINKLERS SHALL BE RESTORED BY THE CONTRACTOR.
12. NO PARKING ON PRIVATE STREETS. CURBS SHALL BE PAINTED RED AND SIGNS INSTALLED AT THE ENTRANCE.



LOT #	AREA
36	TWO-HOME
37	TWO-HOME
38	TWO-HOME
39	TWO-HOME
40	TWO-HOME
41	TWO-HOME
42	TWO-HOME
43	TWO-HOME
44	TWO-HOME
45	TWO-HOME
46	TWO-HOME
47	TWO-HOME
48	TWO-HOME
49	TWO-HOME
50	TWO-HOME
51	TWO-HOME
52	TWO-HOME
53	TWO-HOME
54	TWO-HOME
55	TWO-HOME
56	TWO-HOME
57	TWO-HOME
58	TWO-HOME
59	TWO-HOME
60	TWO-HOME
61	TWO-HOME
62	TWO-HOME
63	TWO-HOME

SHEET INDEX

C1	OVERALL SITE PLAN
C2	GRADING PLAN
C3	LANDSCAPE PLAN
L1	LANDSCAPE PLAN



<p>GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>	<p>UPPER VILLAGES SITE PLAN VILLAGES AT WOLF CREEK CREEKSIDE AND WILLOWBROOK EDEN, WEBER, UTAH</p>		<p>REVISIONS</p> <table border="1"> <tr><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	DESCRIPTION							<p>SCALE: 1" = 20'</p> <p>DATE: 02-27-19</p> <p>DESIGN: KAN</p> <p>DRAWN: KAN</p> <p>CHECKED: BC</p> <p>DWG: </p>
	DATE	DESCRIPTION										
<p>1</p>	<p>1</p>	<p>1</p>	<p>1</p>	<p>1</p>								

THE VILLAGE AT WOLF CREEK
A PLANNED RESIDENTIAL UNIT DEVELOPMENT
LOCATED IN THE
NORTHWEST QUARTER OF SECTION 27, AND
SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

LOT ADDRESS

Table with 2 columns: LOT No. and ADDRESS. Lists lot numbers from 1 to 62 and their corresponding addresses.

LINE TABLE

Table with 10 columns: LOT No., ADDRESS, CURVE, DISTANCE, BEARING, CURVE, DISTANCE, BEARING, CURVE, DISTANCE, BEARING. Contains detailed survey data for each lot.

CURVE TABLE

Table with 10 columns: CURVE, DISTANCE, BEARING, CURVE, DISTANCE, BEARING, CURVE, DISTANCE, BEARING, CURVE, DISTANCE, BEARING. Contains curve data for the survey.

LOT ACREAGE

Table with 3 columns: LOT No., ACREAGE, and another column. Lists lot numbers and their acreages.

SURVEY TECHNOLOGIES
LAND SURVEYING, INC.

3600 S. 1100 E. SUITE 100
MERRILL, UTAH 84052

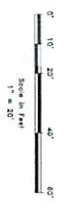
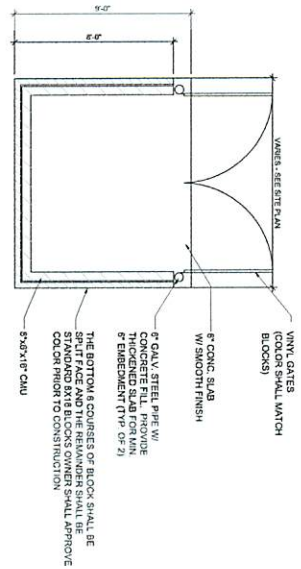
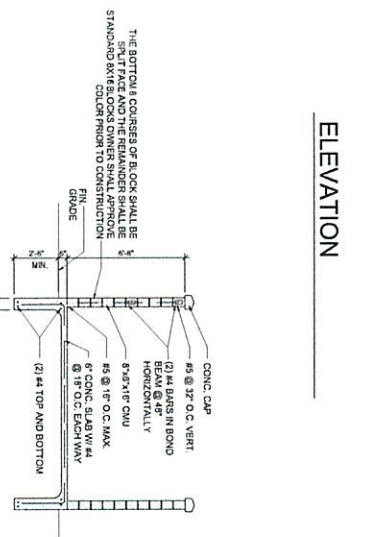
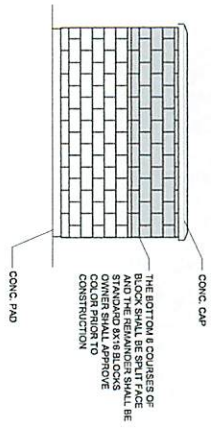
BEARING OF A PLANNED RESIDENTIAL UNIT DEVELOPMENT...
SECTION 27, AND SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



MEETER COUNTY RECORDER
FILED FOR RECORD AND RECORDED
IN BOOK PAGE OF THE OFFICIAL
RECORDS FOR:
RECORDED FOR:

MEETER COUNTY RECORDER
BY: DEPUTY

Exhibit C



GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

LANDSCAPE PLAN
 VILLAGES AT WOLF CREEK
 CREEKSIDE AND WILLOWBROOK
 EDEN, WEBER, UTAH



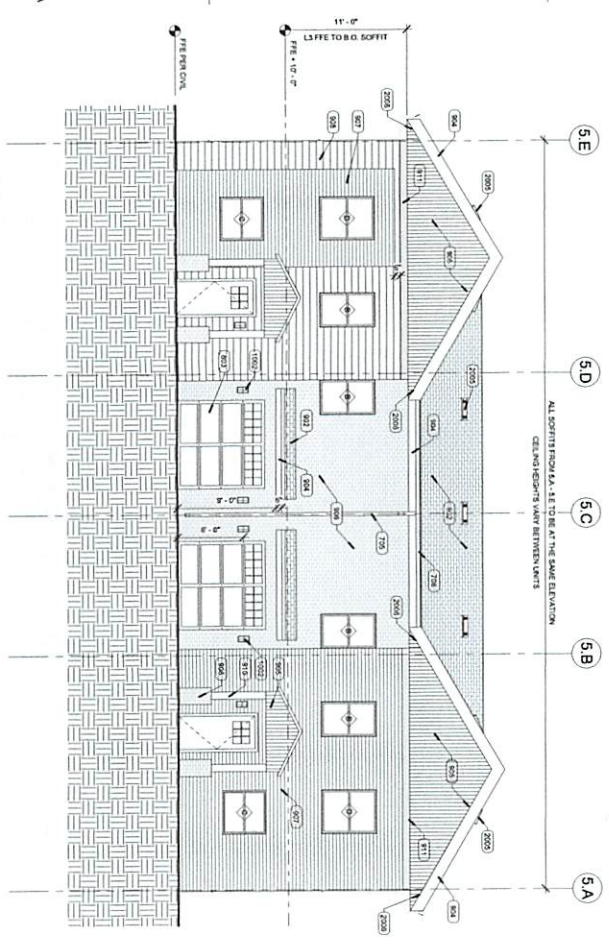
REVISIONS	
DATE	DESCRIPTION

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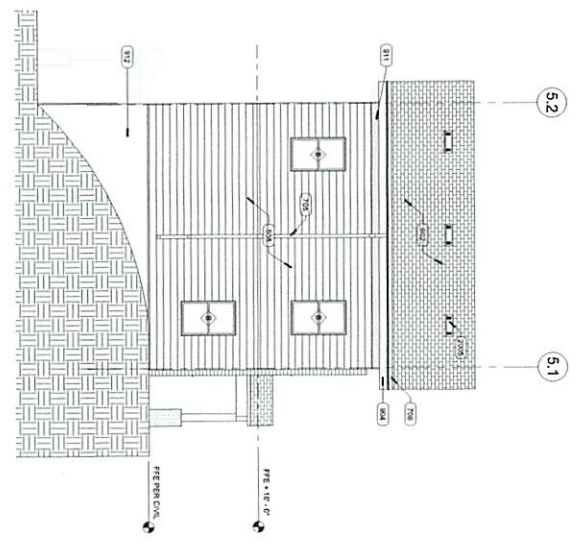
SCALE	1" = 20'
DATE	02-27-19
DESIGN	KAM
DRAWN	KAM
CHECKED	PC

L1

A1 BLDG 5 & 6 - EAST ELEVATION
SHEET 1 OF 2



A4 BLDG 5 & 6 - SOUTH ELEVATION
SHEET 1 OF 2



- KEYED NOTES**
- 705 A-STYLE BOX DOWNSPOUT.
 - 708 RAIN GUTTER. SEE PLUMBING.
 - 803 OVERHEAD GARAGE DOOR. SEE DOOR SCHEDULE.
 - 902 ASPHALT SHINGLES. SEE EXTERIOR MATERIALS LEGEND.
 - 904 METAL FASCIA.
 - 905 WOOD GRANT SIDING. SEE EXTERIOR MATERIALS LEGEND.
 - 906 SIDING. SEE EXTERIOR MATERIALS LEGEND.
 - 907 HORIZONTAL BOARD SIDING. 1. SEE EXTERIOR MATERIALS LEGEND.
 - 908 HORIZONTAL BOARD SIDING. 2. SEE EXTERIOR MATERIALS LEGEND.
 - 909 HORIZONTAL BOARD SIDING. 3. SEE EXTERIOR MATERIALS LEGEND.
 - 910 METAL COLUMN. SEE EXTERIOR MATERIALS LEGEND.
 - 911 6" STRIPE MATERIALS DIVIDER. SEE EXTERIOR MATERIALS LEGEND.
 - 912 FOUNDATION PLASTER TO MATCH STUCCO. SEE EXTERIOR MATERIALS LEGEND.
 - 1002 ALL EXTERIOR LIGHTING MEETS THE WEBER COUNTY CODE SEC. 109-161 FOR "DARK SKY LIGHTING" REGULATIONS. SEE GEN NOTES G103.
 - 2005 ATTIC VENTILATION. TURTLE VENTILATION. SEE ATTIC VENTILATION NOTES ON G103.
 - 2006 METAL SOFFIT WITH INTEGRATED VENTILATION. SEE ATTIC VENTILATION NOTES ON G103.

NOT: THIS DRAWING IS INTENDED FOR PERMIT SET. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.

DATE: 07/10/2019
 DRAWN BY: JLB
 CHECKED BY: DMV

PROJECT: THE VILLAGES AT WOLF CREEK, LLC
 DATE: 07/10/2019

VILLAGE AT WOLF CREEK
THE VILLAGES AT WOLF CREEK, LLC.
 EDEN, UT
 BUILDING - PERMIT SET

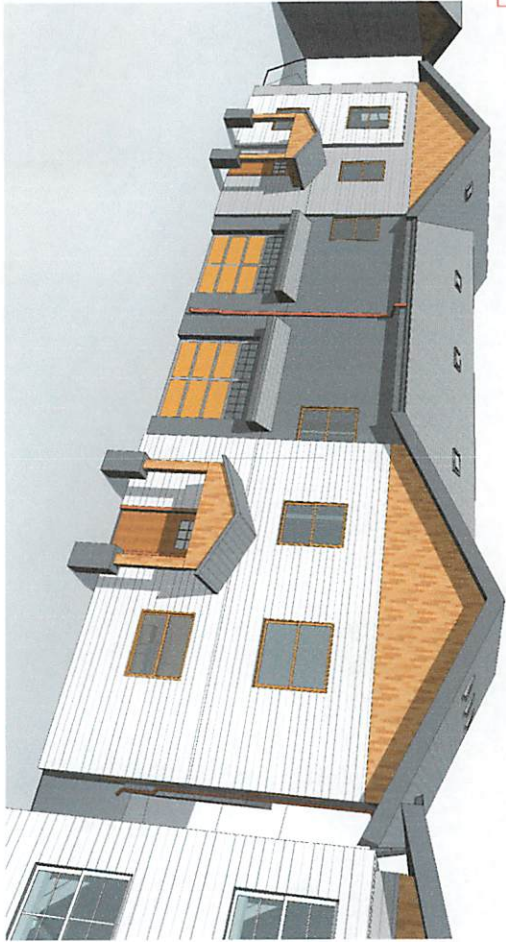


redco
 REAL ESTATE DEVELOPMENT COMPANY

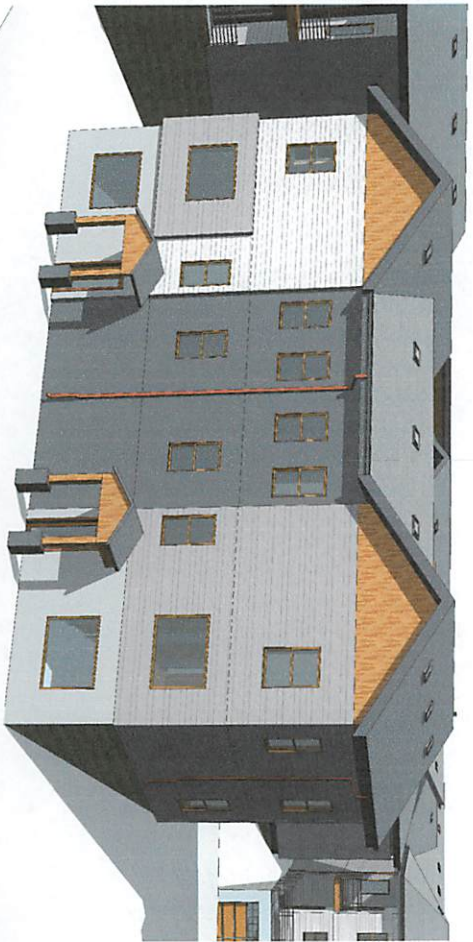
RAW DESIGN STUDIO
 577 SOUTH 200 WEST
 SUITE 100
 DENVER, CO 80202
 INFO@RAWDESIGNSTUDIO.COM
 WWW.RAWDESIGNSTUDIO.COM

RAW
 DESIGN STUDIO

A509



C1 BLDG 5 & 6 - NORTHEAST VIEW



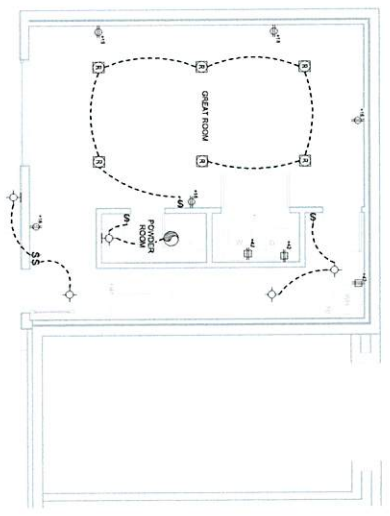
A1 BLDG 5 & 6 - SOUTHEAST VIEW

NOTE: THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. PLANS, ELEVATIONS AND CIVIL ENGINEERING DRAWINGS SHALL GOVERN IN ALL CASES.

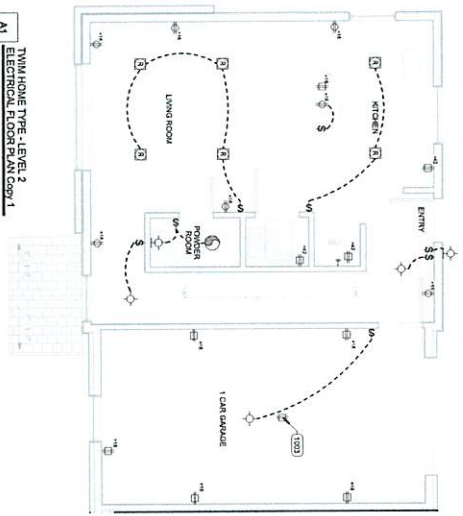


VILLAGE AT WOLF CREEK
THE VILLAGES AT WOLF CREEK, LLC.
EDEN, UT
BUILDING - PERMIT SET

NOT TO SCALE
DATE: 07/18/2019
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: THE VILLAGES AT WOLF CREEK, LLC.
OWNER: [Name]



TWINHOUSE TYPE - LEVEL 1
ELECTRICAL FLOOR PLAN COPY 1
1/4" = 1'-0"



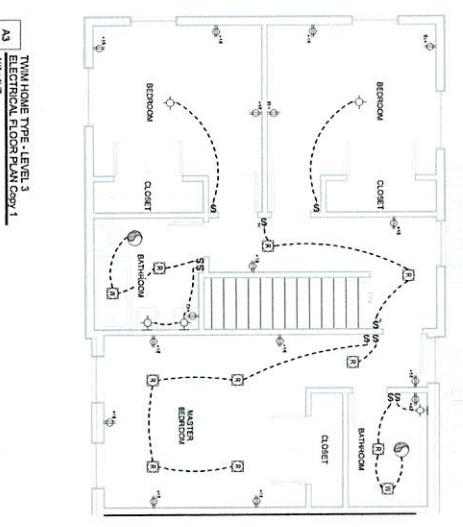
TWINHOUSE TYPE - LEVEL 2
ELECTRICAL FLOOR PLAN COPY 1
1/4" = 1'-0"

ELECTRICAL SYMBOLS

Ⓢ	SWITCH SINGLE	Ⓢ	SWITCH 3-WAY
Ⓢ	SWITCH 4-WAY	Ⓢ	SWITCH 4-WAY
Ⓢ	OUTLET 220V	Ⓢ	SMOKE DAMPER
Ⓢ	OUTLET 110V GFCI	Ⓢ	OUTLET 110V
Ⓢ	FLOOR OUTLET BOX	Ⓢ	OUTLET 220V GFCI
Ⓢ	KEYLESS ENTRY	Ⓢ	EXHAUST FAN
Ⓢ	DATA PORT	Ⓢ	SMOKE DETECTOR
Ⓢ	RECESSED CAN	Ⓢ	CARBON MONOXIDE DETECTOR
Ⓢ	UNDER CABINET LIGHT	Ⓢ	WATERPROOF CAN LIGHT
Ⓢ	WALL MOUNTED LIGHT	Ⓢ	PERIMETER LIGHT
Ⓢ	EXTENSION WALL SPOKE	Ⓢ	WALL MOUNTED EXT. LIGHT
Ⓢ	OUTLET 110V/120V SWITCHED	Ⓢ	
Ⓢ	SURFACE MOUNTED DELTA LIGHT	Ⓢ	

3 CEILING FAN

- ### ELECTRICAL NOTES
1. ELECTRICAL INFORMATION INCLUDES SCHEDULING FOR PERMIT AND BIDDING QUANTITY WITH OWNER PRIOR TO FINAL INSTALLATION.
 2. FINAL ELECTRICAL PLAN IS TO BE DESIGN BIDDING CONTRACTOR TO CORRECT 2" EACH DOWN POINT TO INCLUDE 1" HOLE, 1" HOLE, AND 2" DIA POINTS.
 3. SMOKE DETECTORS ARE REQUIRED WITHIN 4" OF THE HIGH POINT IN.
 4. SET SYMBOLICAL IDENTIFY LOCATION OF ALL GPO OUTLETS.
 5. ALL OUTLETS MUST BE EFC.
 6. GPO'S REQUIRED IN ALL BEDROOMS.
 7. ALL GPO'S REQUIRED AT ALL GPO CONDUIT LOCATIONS.
 8. GPO'S SHALL BE INSTALLED IN ALL CONDUIT LOCATIONS.
 9. ALL WOOD SURFACES SHALL BE PROTECTED FROM FIRE AND SHALL BE PROTECTED WITH 1/2" TYPE X Gypsum Board.
 10. ALL WOOD SURFACES SHALL BE PROTECTED FROM FIRE AND SHALL BE PROTECTED WITH 1/2" TYPE X Gypsum Board.
 11. ALL GPO'S SHALL BE PLACED BETWEEN CALCULATED OVERHEADING FAN.



TWINHOUSE TYPE - LEVEL 3
ELECTRICAL FLOOR PLAN COPY 1
1/4" = 1'-0"

KEYED NOTES

1003 CEILING OUTLET FOR GARAGE DOOR OPENER

DESIGN
RAW
STUDIO

RAW DESIGN STUDIO
617 SOUTH 200 WEST
SALT LAKE CITY, UT 84101
Tel: (801) 218-9770
Info: (801) 218-9770
www.rawdesignstudio.com

redco
REAL ESTATE ENVIRONMENTAL COMPANY

STATE OF UTAH
DEPARTMENT OF HERITAGE AND ARTS
DIVISION OF ARCHITECTURE
No. 15 1942

VILLAGE AT WOLF CREEK
THE VILLAGES AT WOLF CREEK, LLC.
EDEN, UT
BUILDING - PERMIT SET

DATE: 01/02/2018
DRAWN BY: JH
CHECKED BY: DM

THESE DRAWINGS ARE INTENDED FOR THE EXCLUSIVE USE OF THE PROJECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DATE: 01/18/15
DRAWN BY: THE VILLAGES AT WOLF CREEK
CHECKED BY: THE VILLAGES AT WOLF CREEK

TWIN HOUSE
UNIT TYPE -
ELEC PLAN

E106



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for preliminary approval of Village at Wolf Creek PRUD Amendment.

Type of Decision: Administrative

Agenda Date: Tuesday, April 23, 2019

Applicant: The Villages at Wolf Creek, LLC

File Number: UVV032119

Property Information

Approximate Address: 3477 North 4875 E, Eden

Project Area: 7.59 acres

Zoning: FR-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: See application for all parcel numbers

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

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: CE

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 17
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108, Chapter 5 (Planned Residential Unit Developments)

Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.
- The Ogden Valley Planning Commission recommended approval of the amendment to the conditional use permit (CUP 2019-04) to the County Commission on April 23, 2019.

Background and Summary

The applicant is requesting preliminary approval of the Village at Wolf Creek PRUD 1st amendment. The purpose of this plat amendment is to reflect the changes made by the most recent conditional use permit amendment to the Village at Wolf Creek PRUD. These changes include narrowing private rights of way, changing the location of public utility easements, and making minor changes to building pad widths.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Residential (FR-3) zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.

Lot area, frontage/width and yard regulations: The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

Culinary water and sanitary sewage disposal: Culinary water and sewer have been installed in this area and are being provided by Wolf Creek Water and Sewer Improvement District.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Public Notice: A notice has been mailed not less than 10 calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision.

Staff Recommendations

Staff recommends final approval of the Village at Wolf Creek PRUD 1st amendment, consisting of 27 units located at 3477 North 4875 E. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All outdoor lighting must be compliant with the Ogden Valley Outdoor Lighting standards.
2. The applicant will be required to escrow for or install any improvements that are not already escrowed for with the prior approval.

This recommendation 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 applicable county ordinances.

Exhibits

- A. Prior Plat
- B. Proposed Plat

Location Map





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

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- The Ogden Valley Planning Commission recommended approval of the amendment to the conditional use permit (CUP 2019-04) to the County Commission on April 23, 2019.
- The Ogden Valley Planning Commission recommended preliminary approval of the proposed amended plat to the County Commission on April 23, 2019.

Background and Summary

The applicant is requesting final approval of the Village at Wolf Creek PRUD 1st amendment. The purpose of this plat amendment is to reflect the changes made by the most recent conditional use permit amendment to the Village at Wolf Creek PRUD. These changes include narrowing private rights of way, changing the location of public utility easements, and making minor changes to building pad widths.

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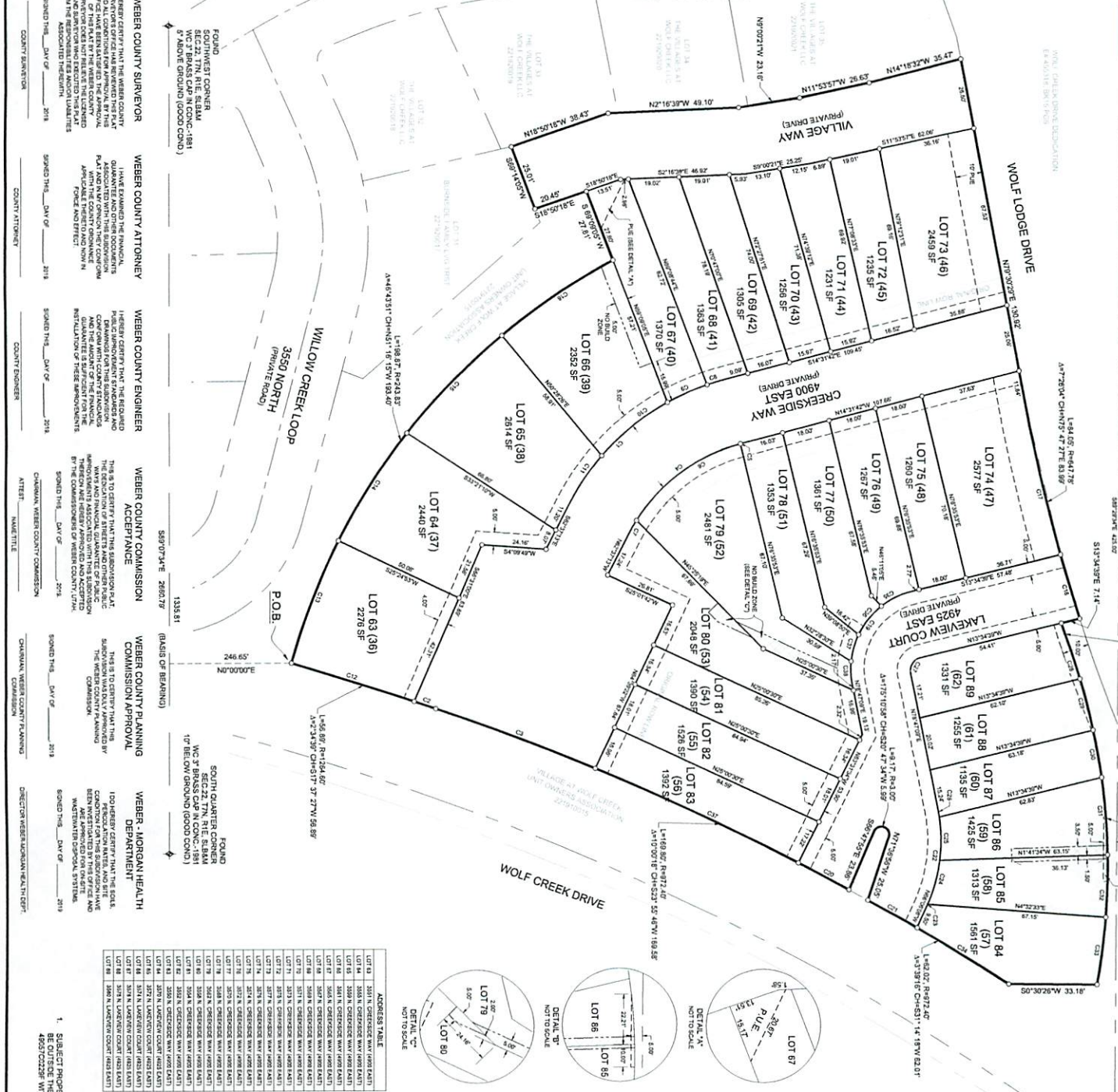
Exhibits

- A. Prior Plat
- B. Proposed Plat

Exhibit B

THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH MARCH 2019



LOT #	AREA (SQ. FT.)	BEARING	DISTANCE	AREA (SQ. FT.)	BEARING	DISTANCE
LOT 63 (36)	2276 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 64 (37)	2440 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 65 (38)	2814 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 66 (39)	2352 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 67 (40)	1370 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 68 (41)	1383 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 69 (42)	1305 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 70 (43)	1259 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 71 (44)	1231 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 72 (45)	1235 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 73 (46)	2459 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 74 (47)	2577 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 75 (48)	1260 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 76 (49)	1267 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 77 (50)	1361 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 78 (51)	1333 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 79 (52)	2461 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 80 (53)	2048 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 81 (54)	1390 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 82 (55)	1526 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 83 (56)	1392 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 84 (57)	1313 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 85 (58)	1313 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 86 (59)	1423 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 87 (60)	1155 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 88 (61)	1255 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 89 (62)	1331 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07
LOT 90 (63)	1331 SF	S 89° 07' 34" E	285.07	S 89° 07' 34" E	285.07	285.07

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED GARDEN ENGINEERING
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EXEMPTION (PUE)
- NO BUILT ZONE

CURVE TABLE

CDM#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.79	91.50	49.030°	S 83° 33' 07" E	14.86
C2	14.84	124.66	33.207°	N 1° 43' 07" E	13.84
C3	14.00	97.24	34.907°	N 87° 48' 42" E	14.00
C4	14.10	66.50	49.030°	N 83° 33' 07" E	14.10
C5	13.11	66.50	47.187°	S 1° 38' 52" E	13.11
C6	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C7	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C8	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C9	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C10	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C11	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C12	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C13	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C14	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C15	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C16	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C17	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C18	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C19	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C20	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C21	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C22	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C23	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C24	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C25	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C26	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C27	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C28	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C29	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C30	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C31	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C32	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C33	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C34	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C35	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C36	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C37	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C38	14.10	66.50	49.030°	S 83° 33' 07" E	14.10
C39	14.10	66.50	47.187°	S 87° 48' 42" E	14.10
C40	14.10	66.50	49.030°	S 83° 33' 07" E	14.10

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 480702229P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

STAMP

DATE: 03/15/2019
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: THE VILLAGE AT WOLF CREEK 1ST AMENDMENT