



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for final subdivision approval of the Trapper's Ridge at Wolf Creek P.R.U.D. Phase 8, located within the approved Wolf Creek Resort Master Development.
Type of Decision:	Administrative
Agenda Date:	Tuesday, November 28, 2017
Applicant:	Eden Village, LLC/Russ Watts
File Number:	UVT091916

Property Information

Approximate Address:	5800 East Big Horn Parkway
Project Area:	8.618 Acres
Zoning:	RE-15
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-020-0034
Township, Range, Section:	T7N, R1E, Section SW 23 & NW 26

Adjacent Land Use

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

Staff Information

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

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Zones, Chapter 22 Natural Hazards Overlay Zone
- Title 108, Chapter 5 Planned Residential Unit Development

Summary and Background

The County Commission unanimously approved the request for approval of the amendment to a previously approved conditional use for the Trapper's Ridge at Wolf Creek PRUD and the preliminary subdivision for Trapper's Ridge P.R.U.D., Phase 8. This approval was granted on July 19, 2016 after a positive recommendation was made during an open and public meeting held on by the Ogden Valley Planning Commission on June 29, 2016.

The proposed subdivision, consisting of 18 lots, will be the eighth phase in the Trapper's Ridge at Wolf Creek PRUD that was approved in 2002. The architectural style of the homes in Phase 8 will mirror those in the previous phases in the Trapper's Ridge Development. The proposal includes approximately 36,445 square feet of common area including a swimming pool as an amenity to the development.

The applicant would now like to move forward with the subdivision process and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) Title 108 Chapter 5 for consideration and approval of the proposed final subdivision.

As part of the final subdivision requirements, subdivision review process and approval procedure, the proposal has been reviewed against the current subdivision ordinance and the standards in the RE-15 zone. 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 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.”

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, the amended 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 conditions 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.

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 requires a minimum lot area of 15,000 sq. ft. with a minimum lot width of 100’ per LUC §104-3-7. The proposed lot sizes that have received preliminary approval vary in size from 10,016 square feet to 19,498 square feet and the lot widths vary from 55 feet to 130 feet. The final drawings include the following minimum yard setbacks:

- Front Yard: 20 feet
- Side Yard: 12 feet
- Rear Yard: 20 feet
- Side Facing Street (corner lot): 20 feet

Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size are acceptable. Staff recommends a “No Access” note and a “No Access Line” to be added to the proposed Lot 166 along either Trappers Trail Road or Telluride Ridge Lane to restrict access per LUC §106-2-4(c) which prohibits interior lots from having frontage on two streets except where unusual conditions make other design undesirable. A condition of approval has been added to staff’s recommendations to ensure the final subdivision is submitted with the required “No Access” note and a “No Access Line” regarding Lot 166 will be added to the plat.

Common Area: The applicant is proposing to dedicate approximately 36,445 square feet of common area which is 15.4% of the net developable area. The final subdivision identifies the common open space as “Common Area” and will be dedicated upon recording to a Community Association. The CC&R’s have been submitted and reviewed to ensure they comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area. The dedication language on the final plat includes language to grant ownership of the common area to the Community Association.

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.

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 Earthtec Engineering dated March 10, 2016, identified as Project #167002. A geologic site reconnaissance has taken place and a report has been prepared by IGES dated June 20, 2016, identified as Project #018550-007. 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 and a construct permit waiver from the Utah State Department of Environmental Quality Division of Drinking Water.

Review Agencies: The Weber County Surveyor’s Office, the Weber Fire District, and the Weber County Engineering Division have reviewed and approved the proposal.

Additional design standards and requirements: The applicant has been approved through the P.R.U.D. amendment process to utilize the ability to have nightly rentals for the owners in the Trapper’s Ridge at Wolf Creek PRUD Phase 8. 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.

Tax clearance: The 2013 property taxes are delinquent on parcel# 22-020-0034. The 2016 property taxes will be due in full on November 30, 2017. A condition of approval has been added to staff’s recommendation to ensure delinquent taxes are paid in full prior to recording the final plat.

Staff Recommendation

The Planning Staff recommends approval of the request for final subdivision, Trapper’s Ridge at Wolf Creek PRUD Phase 8, consisting of 18 lots, located within the approved Wolf Creek Resort Master Development. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A “No Access” note and “ No Access Line” will be placed on lot 166 on the final plat limiting access to lot 166 from either Trapper’s Trail Road or Telluride Ridge Lane.
2. A cost estimate for the subdivision improvements shall be provided to the County Planning and Engineering Departments for review and approval. Upon approval adequate funds will need to be deposited with Weber County prior to receiving final approval from the County Commission.
3. All site development will need to adhere to the recommendations of the Earthtec Engineering’s geotechnical report dated March 10, 2016, identified as Project #167002 and IGES’s geologic site reconnaissance report dated June 20, 2016, identified as Project #018550-007.
4. A separate “Natural Hazards Disclosure” document will be required to be recorded to provide notice of any recommendations to future property owners regarding Earthtec Engineering’s geotechnical report dated March 10, 2016, identified as Project #167002 and IGES’s geologic site reconnaissance report dated June 20, 2016, identified as Project #018550-007.
5. All delinquent taxes will be paid in full prior to recording the final plat.

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 the applicable County ordinances.

Exhibits

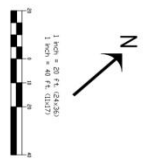
- A. Proposed Trapper’s Ridge at Wolf Creek PRUD, Phase 8 final subdivision
- B. Landscape Plans
- C. Wolf Creek Resort Zoning Development Conceptual Plan

Location Map

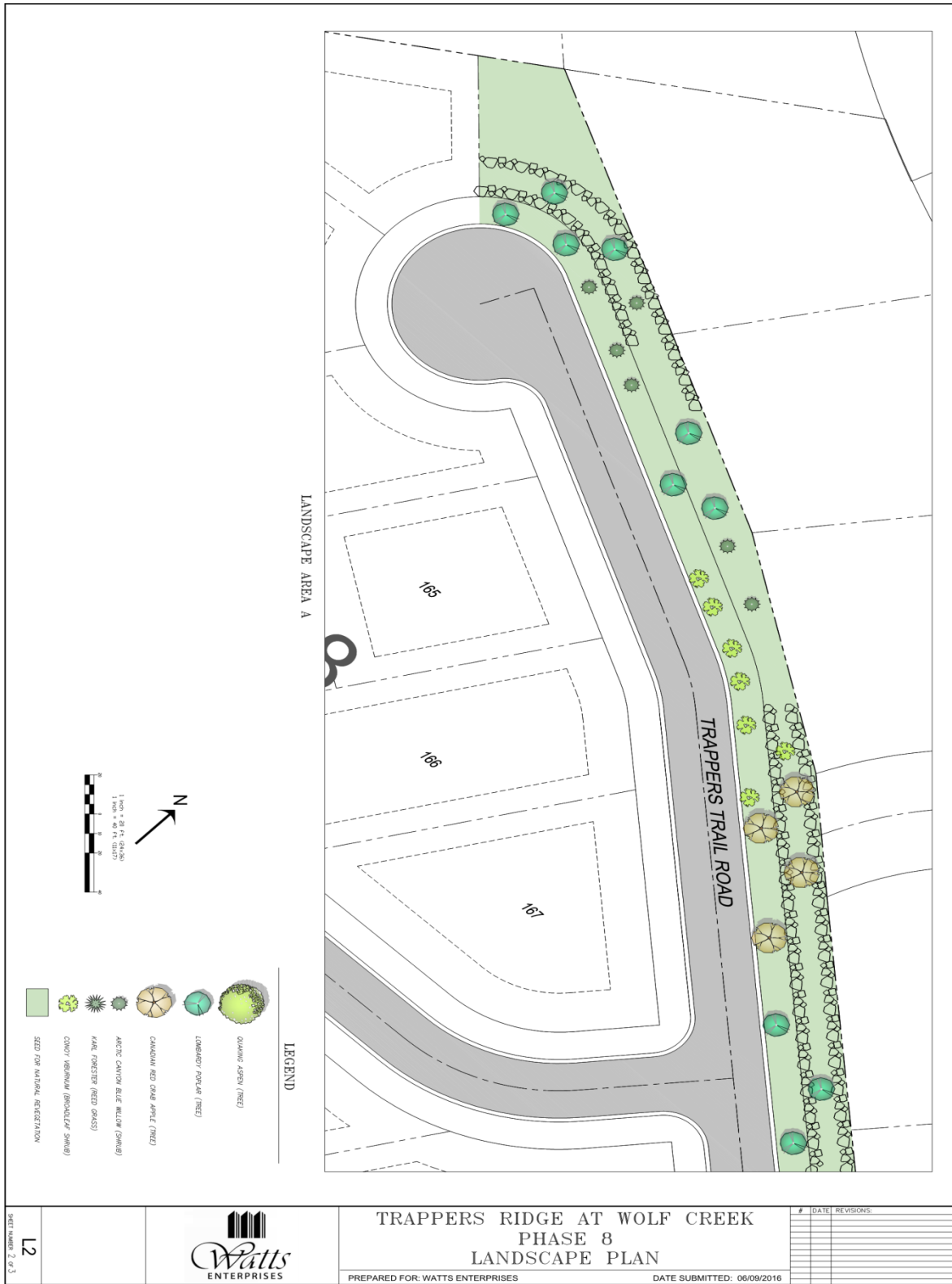




- LEGEND**
- OAKLEAF ASH (TREE)
 - LAMB'S EAR (TREE)
 - CANYON RED OAK (TREE)
 - ARCTIC CANYON BLUE WILLOW (SHRUB)
 - KALM'S FOXGLOVE (TREE)
 - CORYDALIS (SHRUB)
 - SEED FOR NATURAL RESTORATION



	TRAPPERS RIDGE AT WOLF CREEK PHASE 8 LANDSCAPE PLAN		# DATE REVISIONS
	PREPARED FOR: WATTS ENTERPRISES		DATE SUBMITTED: 06/09/2016
L3 SHEET NUMBER 3 OF 3			



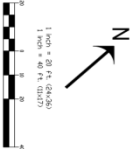
LANDSCAPE AREA A

TRAPPERS TRAIL ROAD

105

106

109



- LEGEND**
- OAKLAND ASPEN (TREE)
 - LONGLEAF PINE (TREE)
 - CANADIAN RED OAK (TREE)
 - ARCTIC CANYON BLUE MALLOW (SHRUB)
 - KALE CORNICE (TREE SHRUB)
 - CONY/ VIBURNUM (SHRUB)
 - SEED FOR NATURAL RESTORATION



TRAPPERS RIDGE AT WOLF CREEK
 PHASE 8
 LANDSCAPE PLAN

PREPARED FOR: WATTS ENTERPRISES

DATE SUBMITTED: 06/09/2016

#	DATE	REVISIONS

12
 SHEET NUMBER 2 OF 3

