



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of The Sanctuary (6 Lots)
Agenda Date: Tuesday, July 16, 2013
Applicant: Timothy Charlwood
File Number: UVS 082807

Property Information

Approximate Address: East of Green Hill Country Estates Phase 6 past the end of Maple Drive
Project Area: 326 Acres
Zoning: Forest Zone (F-40)
Existing Land Use: Forest/Recreation/Heliport
Proposed Land Use: Residential Subdivision/Heliport
Parcel ID: 21-001-0008, 0009, 0010, 0011, 0012, and 23-012-0022
Township, Range, Section: T6N, R2E, Sections 3 & 4, and T7N, R2E, Section 34

Adjacent Land Use

North:	Forest/Recreation	South:	Forest/Recreation
East:	Forest/Recreation	West:	Residential Subdivision

Staff Information

Report Presenter: Sean Wilkinson
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Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (Forest Zones F-5, F-10, and F-40)
- Weber County Land Use Code Title 104 Chapter 28 (Ogden Valley Sensitive Lands Overlay Districts)
- Weber County Land Use Code Title 108 (Standards) Chapter 17 (Ogden Valley Pathways)

Background

The Sanctuary (formerly known as Golden Eagle Ranch) received preliminary approval from the Ogden Valley Planning Commission on November 8, 2007. An 18 month extension of preliminary approval was granted administratively by the Planning Director in May 2009 upon repayment of the subdivision fees. Final approval was recommended by the Ogden Valley Planning Commission on October 26, 2010. Two extensions of final approval were granted (one each in 2011 and 2012) and the subdivision expiration date is October 26, 2013.

The Sanctuary consists of 6 lots on 326 acres with a remainder parcel of 200 acres. It is located in an F-40 Zone which requires a minimum lot area of 40 acres and a minimum lot width of 660 feet on a road. Lots 1, 2, and 3 meet these requirements, but lots 4, 5, and 6 do not have the required access from the road. However, these lots were granted access on a private right-of-way by the Weber County Board of Adjustment prior to preliminary approval, which provides an exception to the zoning requirement.

While each of the lots has at least 40 acres, the majority of the property is steep and unable to be developed. Therefore, each of the lots has a designated buildable area shown on the plat. These buildable areas exceed the 75 x 100 foot requirement to avoid being designated as restricted lots.

Access to the subdivision is over a right-of-way through Green Hill Country Estates Common Area, which is allowed by a legal agreement. This right-of-way will be improved to meet County road standards. The road extends approximately 2,600 from the end of Maple Drive and terminates in a cul-de-sac. The length of the cul-de-sac is necessary due to topographical limitations on the property. A hillside review has been conducted on the property to address areas where the road crosses slopes of more than 25%. The road follows an existing stream, but this is allowed because the subdivision received

preliminary approval prior to approval of the Ogden Valley Sensitive Lands Ordinance. In addition, the subdivision was given preliminary approval to have a gated access (see Exhibit C).

Culinary and secondary water will be provided by individual wells, and wastewater treatment will be provided by individual septic tanks. Each of the lots has an appropriate well protection area.

The subdivision already has extensive horse trails on the property which are and will remain open to the Green Hills Home Owners Association as per the existing Loop Trail Agreement. The subdivision also contains 200 acres of private open space (remainder parcel) with trails, which is not required but is being provided as an amenity for the six lots. The subdivision is in compliance with the Land Use Code for pathways.

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 40 acre lots with small building areas provide large contiguous open areas for wildlife and limit areas of disturbance.
- The subdivision has a 200 acre open space area which is adjacent to Green Hill Country Estates Common Area and state and federal lands.
- There is no fencing proposed for the subdivision.
- Except for the building pads and road, the natural vegetation will be preserved throughout the subdivision.

Summary of County Commission Considerations

- Does this subdivision meet the requirements of applicable Weber County Codes?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, traffic, and other issues which are discussed in the General Plan.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended final approval of The Sanctuary on October 26, 2010.

Staff Recommendation

Staff recommends final approval of The Sanctuary based on the following reasons:

- The subdivision meets the requirements of the Weber County Land Use Code, or has approval from the Board of Adjustment.
- All review agency requirements have been completed.
- The final plan is consistent with the preliminary approval.
- The subdivision design has incorporated principles to protect important wildlife habitat.

Exhibits

- A. Subdivision plat
- B. Subdivision improvement drawing
- C. Gated access design
- D. Ogden Valley Planning Commission Minutes - October 26, 2010

Map 1

