



## OGDEN VALLEY PLANNING COMMISSION

### MEETING AGENDA

February 26, 2019

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*
  
- 1. Minutes:
  - 1.1. Approval of the January 22, 2019 meeting minutes
  
- 2. Consent Agenda:
  - 2.1 UVT041718: Consideration and action for a new phasing plan and preliminary subdivision approval of the Trapper's Ridge at Wolf Creek PRUD Phases 7a, 7b, 7c, and 7d at approximately 5800 East Big Horn Parkway in the RE-15 Zone. (Eden Village, LLC Applicant, Russ Watts, Agent)
  - 2.2 UVS122418: Consideration and action on the application for final approval of Shepherd Estates Subdivision, consisting of 4 lots, located at 700 N 7800 E, Huntsville in the AV-3 Zone. (Jeff Shepherd, Applicant)
  
- 3. Petitions, Applications and Public Hearings
  - 3.1. Administrative Items
    - a. New Business
      - 1. UVS080118: Consideration and action on final approval of Sunshine Valley Estates Subdivision, a two phased subdivision consisting of nine lots, located at approximately 940 S 9270 E, Huntsville in the FV-3 Zone. (Lowe Properties, LC Applicant; Chris Cave, 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, 1<sup>st</sup> 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 for a new phasing plan and preliminary subdivision approval of the Trapper’s Ridge at Wolf Creek PRUD Phases 7a, 7b, 7c & 7d.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, February 26, 2019

**Applicant:** Eden Village, LLC/Russ Watts

**File Number:** UVT041718

### Property Information

**Approximate Address:** 5800 East Big Horn Parkway

**Project Area:** 7.55 Acres

**Zoning:** RE-15

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-020-0027, 22-020-0029

**Township, Range, Section:** T7N, R1E, Section 26

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Ronda Kippen  
[rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us)  
 801-399-8768

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 104, Zones, Chapter 22 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay District
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 5 PRUD
- Title 108, Standards, Chapter 14 Hillside Review
- Title 108, Standards, Chapter 22 Natural Hazards Areas

## Summary and Background

The Planning Division recommends preliminary approval of the revised phasing plan and the revised preliminary plans for Trappers at Wolf Creek PRUD Phases 7a, 7b, 7c and 7d. These subdivisions were previously preliminarily approved on January 23, 2018 as Trapper’s Ridge at Wolf Creek PRUD Phase 7a & 7b. The architectural style of the homes in Phase 7a, 7b, 7c & 7d will mirror those in the previous phases in the Trapper’s Ridge Development.

Trappers at Wolf Creek PRUD Phasing plan is as follows:

Phase 7a consists of five lots (units) on 1.583 acres,

- Phase 7a Common Area O= 31,503 square feet and it surrounds the building envelopes of Lots (Units) 130 through 134.

Phase 7b consists of five lots (units) on 2.183 acres,

- Phase 7b Common Area P= 79,964 square feet and it surrounds the building envelopes of Lots (Units) 135 through 139.

Phase 7c consists of five lots (units) on 1.754 acres

- Phase 7c Common Area Q= 29,685 square feet and it surrounds the building envelopes of Lots (Units) 140 through 144.

Phase 7d consists of five lots (units) on 2.03 acres.

- Phase 7d Common Area R= 74,136 square feet and it surrounds the building envelopes of Lots (Units) 145 through 149.

The developer will provide care for the amenities and common areas within the development by incorporating Phases 7a through 7d into the existing HOA.

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 106 Chapter 5 for consideration and approval of the proposed preliminary subdivision. As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, the approved 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 condition 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.

## 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.”*

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 require a minimum lot area of 15,000 sq. ft. with a minimum lot width of 100’ per LUC §104-3-7. The proposed building envelopes vary in size from 2,688 square feet 3,520 square feet and the lot widths vary from 42’ to 55’. All phases will front and gain access along “Big Horn Parkway”, a public right of way (see Exhibit A). The preliminary plans do not include the minimum yard setbacks due to the developer using building envelopes instead of individual lots (see Exhibit B through E). Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size are acceptable.

Ogden Valley Sensitive Lands Overlay Districts: The proposed subdivisions fall within the “Important Wildlife Habitat Area” that is part of the Ogden Valley Sensitive Lands Overlay District found in LUC§ 104-28-3. The development of this area will be required to strictly follow the standards that are adopted by Weber County.

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 IGES dated November 8, 2017 identified as Project #01855-011. A geologic site reconnaissance has taken place and a report has been prepared by IGES dated May 18, 2017, identified as Project #01855-010. All site development will need to adhere to the recommendations of these reports and a note has been added to the preliminary plan. 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 Feasibility Letter from the Wolf Creek Water and Sewer District as part of the preliminary subdivision submittal. A Capacity Assessment and a construct permit or waiver from the Utah State Department of Environmental Quality Division of Drinking Water will be required during the final subdivision process.

Review Agencies: The Weber County Planning Division has re-reviewed and approved the revised phasing plan and preliminary plan. The Weber Fire District, the Weber County Surveyor’s Office, the Engineering Division have not had adequate time to do a thorough re-review of the proposal to date however the applicant understands that they must meet all requirements of the other review agencies prior to the application being moved to the planning commission for final approval. A condition of approval has been made part of the Planning Division’s recommendations to ensure that any conditions of the review agencies are strictly adhered to.

Additional design standards and requirements: The applicant has been approved through the PRUD process to have nightly rentals for the owners in the Trapper's Ridge at Wolf Creek PRUD Phase 7a through 7d. 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 preliminary plat to declare this subdivision approved for nightly rentals.

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.

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

### Staff Recommendation

Staff recommends approval of the revised phasing plan Trappers at Wolf Creek PRUD and the preliminary plans for the Trappers at Wolf Creek PRUD Phase 7a, Trappers at Wolf Creek PRUD Phase 7b, Trappers at Wolf Creek PRUD Phase 7c, and Trappers at Wolf Creek PRUD Phase 7d. This recommendation for approval is subject to all review agency requirements and 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. Trappers at Wolf Creek PRUD Phasing Plan
- B. Trappers at Wolf Creek PRUD Phase 7a
- C. Trappers at Wolf Creek PRUD Phase 7b
- D. Trappers at Wolf Creek PRUD Phase 7c
- E. Trappers at Wolf Creek PRUD Phase 7d

### Location Map

















# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on the application for final approval of Shepherd Estates Subdivision.  
**Agenda Date:** Tuesday, February 26, 2019  
**Applicant:** Jeff Shepherd  
**File Number:** UVS122418

### Property Information

**Approximate Address:** 700 N 7800E, Huntsville  
**Project Area:** 29 Acres  
**Zoning:** AV-3  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 21-006-0011, -0013, -0030, -0031, -0032  
**Township, Range, Section:** T6N, R2E, Section 7

### Adjacent Land Use

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

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)  
801-399-8766  
**Report Reviewer:** RK

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 6 Agricultural Valley (AV-3) Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

## Background and Summary

On January 22, 2019, the Ogden Valley Planning Commission recommended preliminary approval of the proposed subdivision.

The Planning Division recommends final approval of Shepherd Estates Subdivision, consisting of 4 lots. The proposed subdivision will include road improvements, extending a public road (700 N) through to the adjacent property. The alternative access for lots 3 and 4 was approved during an administrative approval meeting held on November 21, 2018. The proposed subdivision amendment and lot configuration are in conformance with the current zoning as well as the applicable subdivision requirements as required in the LUC.

## 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 Agricultural Valley Zone. The purpose and intent of the AV-3 zone is identified in the LUC §104-6-1 as:

*The purpose of the AV-3 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.*

All lots within the proposed subdivision meet the following AV-3 zoning requirements for area and width:

Minimum lot area: 3 acres

Lot width: 150 feet

Natural Hazards Areas: A corner of the subject property is located in a potential geologic hazards area. A geologic hazards report has not been requested as part of this application due to the majority of the property being located outside of the potential geologic hazards area. A note must be added to the final subdivision plat and a "Natural Hazards Disclosure" indicating that a geologic hazards report may be required prior to any development within the potential geologic hazards area.

Culinary water and sanitary sewage disposal: Culinary water will be provided by private wells and sanitary sewage disposal will be provided by individual septic systems. A feasibility letter from the health department has been provided regarding the recommendation for individual septic systems.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have reviewed the proposal. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional requirements: The access easement (AAE 2018-10) meets the width requirements as listed in LUC§108-7-29(1). The access easement must comply with all design standards listed in 108-7-29(1) prior to issuance of a certificate of occupancy for a structure on any lot.

The final improvement plans for the proposal have been submitted. A 66 ft public right of way will be dedicated, providing future access to the adjacent property to the west. The applicant will be required to install, or provide a financial guarantee for the new road. The applicant will also dedicate some area to widen Stoker Lane, as required by the Engineering Division.

As part of final subdivision submission, the applicant has also provided proof of secondary water shares.

## Staff Recommendation

Staff recommends final approval of Shepherd Estates Subdivision. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. Lot 3 must be labeled '3N' and a note will be required to be added to the subdivision plat and a disclosure will be recorded indicating that a portion of Lot 3 is located within a geologic hazards study area and a geologic hazards report may be required for development within the area.

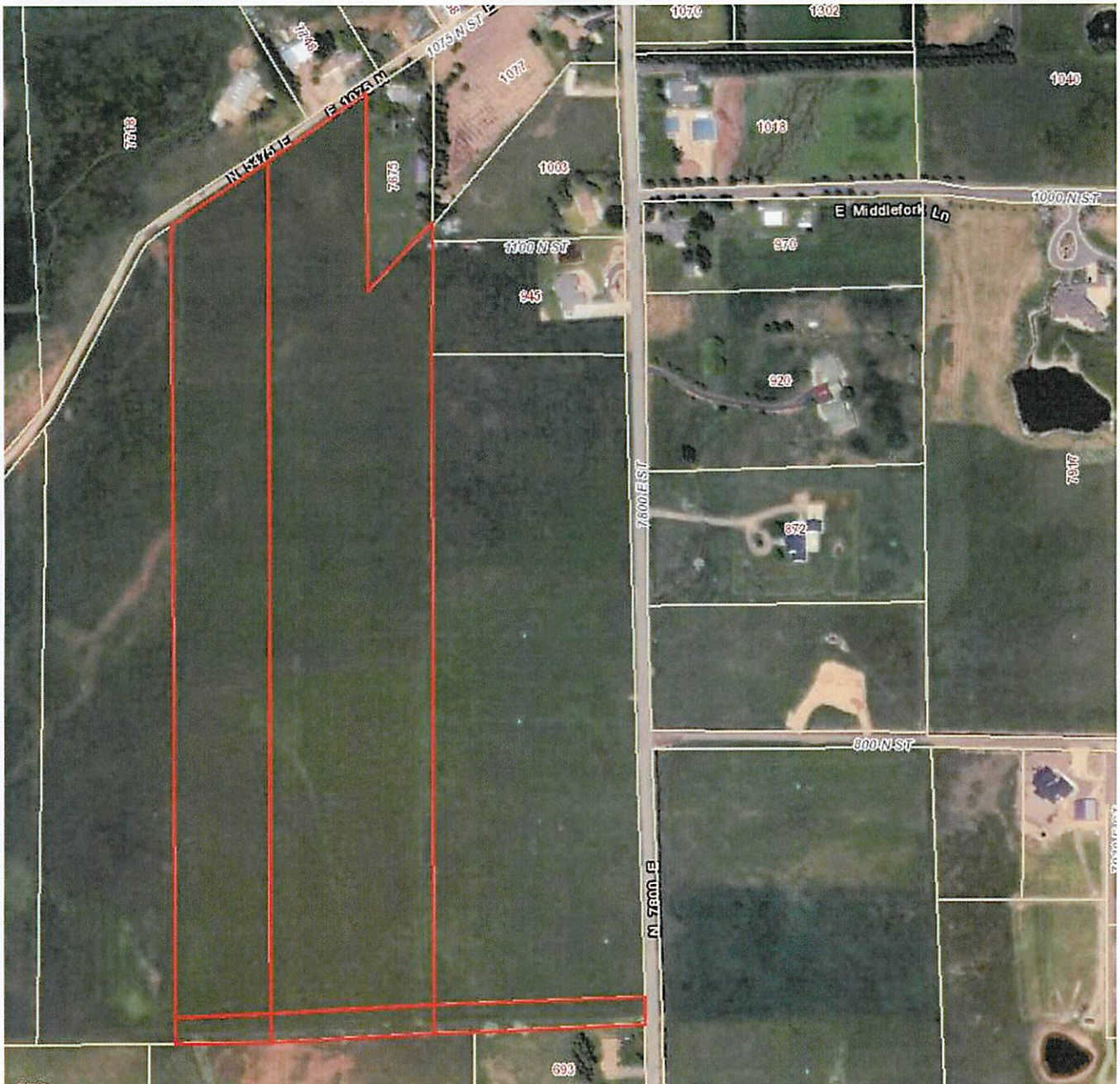
This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Exhibits

A. Final Improvement Plans

Location Map 1





**Synopsis**

**Application Information**

**Application Request:** Consideration and action on final approval of Sunshine Valley Estates Subdivision, a two phased subdivision consisting of nine lots.  
**Type of Decision:** Administrative  
**Agenda Date:** Tuesday, February 26, 2019  
**Applicant:** **Lowe Properties, LC**  
**Representative:** Chris Cave  
**File Number:** UVS080118

**Property Information**

**Approximate Address:** 940 S 9270 E, Huntsville, UT, 84317  
**Project Area:** 32.68 acres  
**Zoning:** Forest Valley (FV-3)  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 21-023-0031, 21-023-0032, 21-023-0034, 21-035-0001  
**Township, Range, Section:** T6N, R2E, Section 16 S

**Adjacent Land Use**

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

**Staff Information**

**Report Presenter:** Tammy Aydelotte  
 taydelotte@co.weber.ut.us  
**Report Reviewer:** RK

**Applicable Land Use Codes**

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Stream corridors, wetlands, shorelines)
- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)

**Background and Summary**

The applicant is requesting final approval of Sunshine Valley Estates Subdivision, a two phased subdivision consisting of nine lots, including creation of a county, dedicated road, located at approximately 940 S 9270 E (shown on the subdivision plat as Sunshine Valley Drive, Huntsville in the FV-3 Zone. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

**Analysis**

General Plan: The request is in conformance with the Ogden Valley General Plan as it is intended to preserve private property rights while also preserving the rural characteristics of the Valley.

Zoning: The subject property is located in the FV-3 Zone. Single-family dwellings are a permitted use in the FV-3 Zone.

Lot area, frontage/width and yard regulations: In the LUC § 104-14-5, the FV-3 zone requires a minimum lot area of 3 acres for a single family dwelling and a minimum lot width of 150 feet. All lots in this proposed subdivision meet this requirement.

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in the LUC § 106-1, and the FV-3 zone standards in LUC § 104-14. The proposed subdivision will create a new public street that will be reviewed to ensure it meets the County standards during the final subdivision process.

Culinary water and sanitary sewage disposal: Weber-Morgan Health Department has performed the necessary soil testing to provide feedback regarding on-site wells, as well as recommendations for design requirements for on-site septic systems for each lot. Proof of water shares have also been provided for secondary water.

Weber Basin has a signed contract with Mr. Lowe for 6 acre feet of water (1-acre foot per lot), in addition to the three that Mr. Lowe secured back in 2016. Each acre foot of water assigned to every lot will be used for both culinary and secondary water purposes, per Weber Basin.

Natural hazards/wetlands: Per LUC § 104-28-2, a seasonal stream runs through the proposed subdivision area.

*Structures, accessory structures, roads, or parking areas shall not be developed or located within 50 feet from the high water mark from the existing ephemeral streams located within the proposed subdivision, unless a stream alteration is approved by the Army Corps of Engineers and State Department of Natural Resources*

The proposed subdivision lies within designated wetlands areas. It has been determined that a wetlands delineation report is not necessary, as setbacks from the river have already been shown on the plat which will protect and preserve the wetland areas and stream corridors.

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.

Tax Clearance: There are no outstanding tax payments related to these parcels. The 2018 property taxes are not considered due at this time, but will become due in full on November 30, 2018.

## Staff Recommendation

Staff recommends final approval of Sunshine Valley Estates Subdivision, a two phased subdivision consisting of nine lots located at approximately 940 S 9270 E, Huntsville. This recommendation is subject to all review agency requirements prior to recording of the subdivision, and the following conditions:

1. A well permit from the State of Utah must be obtained prior to recording of the subdivision.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

## Exhibits

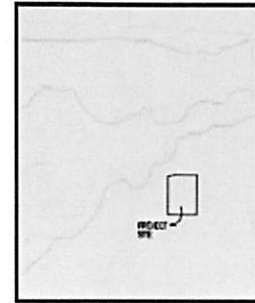
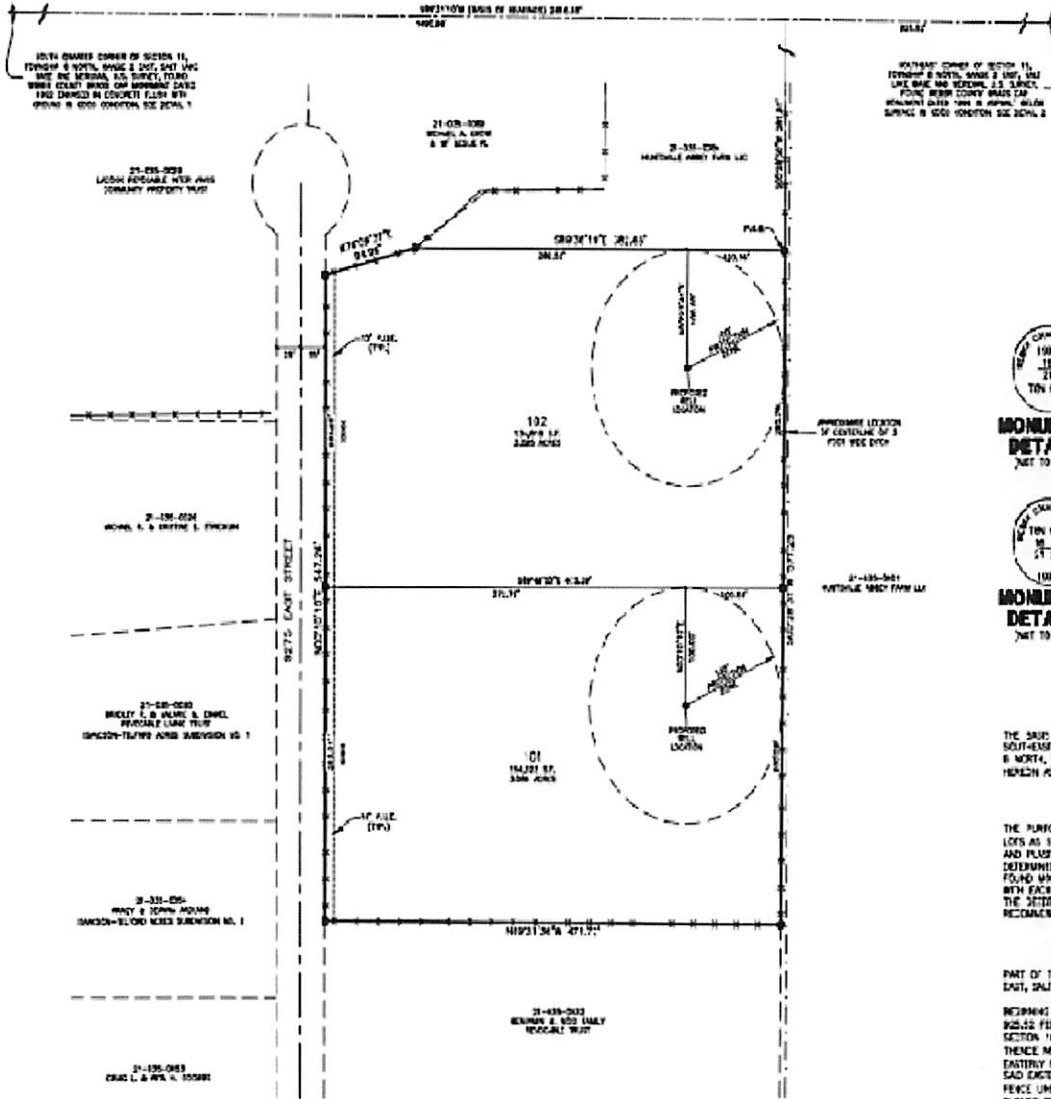
- A. Subdivision Plat including Phases 1 and 2

Area Map



# SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
NOVEMBER, 2018



VICINITY MAP  
NOT TO SCALE



MONUMENT  
DETAIL 1  
NOT TO SCALE



MONUMENT  
DETAIL 2  
NOT TO SCALE

**LEGEND**

- SECTION CORNER
- SET 5/8" x 1/4" PEBBLE AND PLASTIC CAP STAMPED "NEVE & ASSOCIATES"
- BOUNDARY LINE
- - - LOT LINE
- - - - - EASING PROPERTY
- - - - - EASEMENT
- - - - - SECTION TO ONE
- - - - - ROAD CENTERLINE
- - - - - DISTING. FENCELINE



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE SOUTH-EAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS NS0°11'00W.

**NARRATIVE**

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN, ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 1/4" PEBBLE AND PLASTIC CAP STAMPED "NEVE & ASSOCIATES". THE RIGHT OF WAY WAS DETERMINED BY MATCHING A RECORD OF SURVEY FILED AS SURVEY NO. 128 AND FOUND ERRORS. THE MAJORITY OF THE LOTS IN THE AREA ARE IN CONFLICT WITH EACH OTHER. THE BOUNDARY SHOWN HEREON IS A RESULT OF BEST USE OF THE SETS AND MONUMENT OCCUPATION. BOUNDARY LINE AGREEMENTS WERE RECOMMENDED TO CLEAN UP THE DISCREPANCIES.

**BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING N0°11'00W 862.25 FEET AND S02°25'29W 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, YET THENCE S09°26'17W ALONG AN EXISTING FENCE LINE, 571.20 FEET; THENCE N0°11'00W ALONG AN EXISTING FENCE LINE, 471.27 FEET TO THE EASTERN RIGHT OF WAY LINE OF S27°S EAST STREET; THENCE N0°11'00W ALONG SAID EASTERN RIGHT OF WAY LINE, 842.25 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE N0°11'00W ALONG SAID EXISTING FENCE LINE, 848.88 FEET; THENCE S09°26'17W 262.84 FEET TO THE POINT OF BEGINNING.  
CONTAINING 269141 SQUARE FEET OR 6.179 ACRES MORE OR LESS



# SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2

PART OF THE SOUTH HALF OF SECTION 18 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
NOVEMBER, 2018

