



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of Trappers Ridge Phase 2, 1st Amendment, a proposal to bring vacant land into Trappers Ridge Phase 2 common area.

Agenda Date: Wednesday, September 18, 2019

Applicant: Don Stefanik, Authorized Representative

File Number: UVT 082219

Property Information

Approximate Address: 5801 East Elkhorn Drive, Eden, Liberty

Project Area: 3.69 Acres

Zoning: Residential Estates (RE-15)

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-020-0030

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

Adjacent Land Use

North:	Vacant mountain grassland	South:	Residential
East:	Vacant mountain grassland	West:	Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Land Use Codes

- Title 101 (General Provisions) Chapter 1 (Definitions)
- Title 104 (Zones) Chapter 3 (Residential Estates, RE-15)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions) Chapter 1 (General Provisions) Section 8 (Final Plat Requirements)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of a subdivision amendment that will Amend Trappers Ridge Phase 2. The Amendment will incorporate a 3.69 acres pyramid-shaped open space parcel. This 3.69 open space parcel will be added to the Trappers Ridge Phase 2 common area (see the Area Map on page 4). The open space parcel is currently vacant with a mix of grassland and low shrubs.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the RE-15 zone found in LUC §104-3. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal is in conformity with the Ogden Valley General Plan (OVGP) by encouraging the preservation of view-shed areas. (See page 8 of the OVGP).

Zoning: The property is located in the RE-15 Zone. The purpose of this zone is stated in the LUC §104-3-1.

"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."

Wildlife Migration Area: The open space parcel and the surrounding developments in Wolf Creek are within an Important Wildlife Habitat Area. This amendment will not change or reduce natural areas for wildlife.

Small Subdivision: "The planning director is delegated administrative authority to approve small subdivisions if in his discretion there are no conditions which warrant its submittal to the planning commission LUC §106-1-8 (f)." This proposal qualifies as a small subdivision consisting of three or fewer and one that no new streets are being created or realigned."

Common Area: Within the open space common area is a public trail segment that provides a connector to adjacent developments throughout the Wolf Creek master-planned area. This trail segment will remain unchanged.

Review Agencies: The Weber County Fire District has approved of this amendment. Surveying, Planning, and Engineering have posted comments that a revised plat will address.

Public Notice: All property owners of record within 500 feet of the subject property received notice by mail.

Staff Recommendation

Staff recommends final plat approval of Trappers Ridge Phase 2, 1st Amendment, a proposal to bring vacant land into Trappers Ridge Phase 2 common area. The following conditions are included with the Planning Staff's recommendation:

1. The subdivision plan shall meet all Weber County reviewing agency requirements prior to recording the final Mylar.
2. No alterations shall interrupt or impede wildlife migration.

The following findings are the basis for the planning staff's recommendation:

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

Area Map



Administrative Approval

Administrative final approval of Trappers Ridge Phase 2, 1st Amendment, a proposal to bring vacant land into Trappers Ridge Phase 2 common area. is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 9/18/19



Rick Grover
Weber County Planning Director

Exhibits

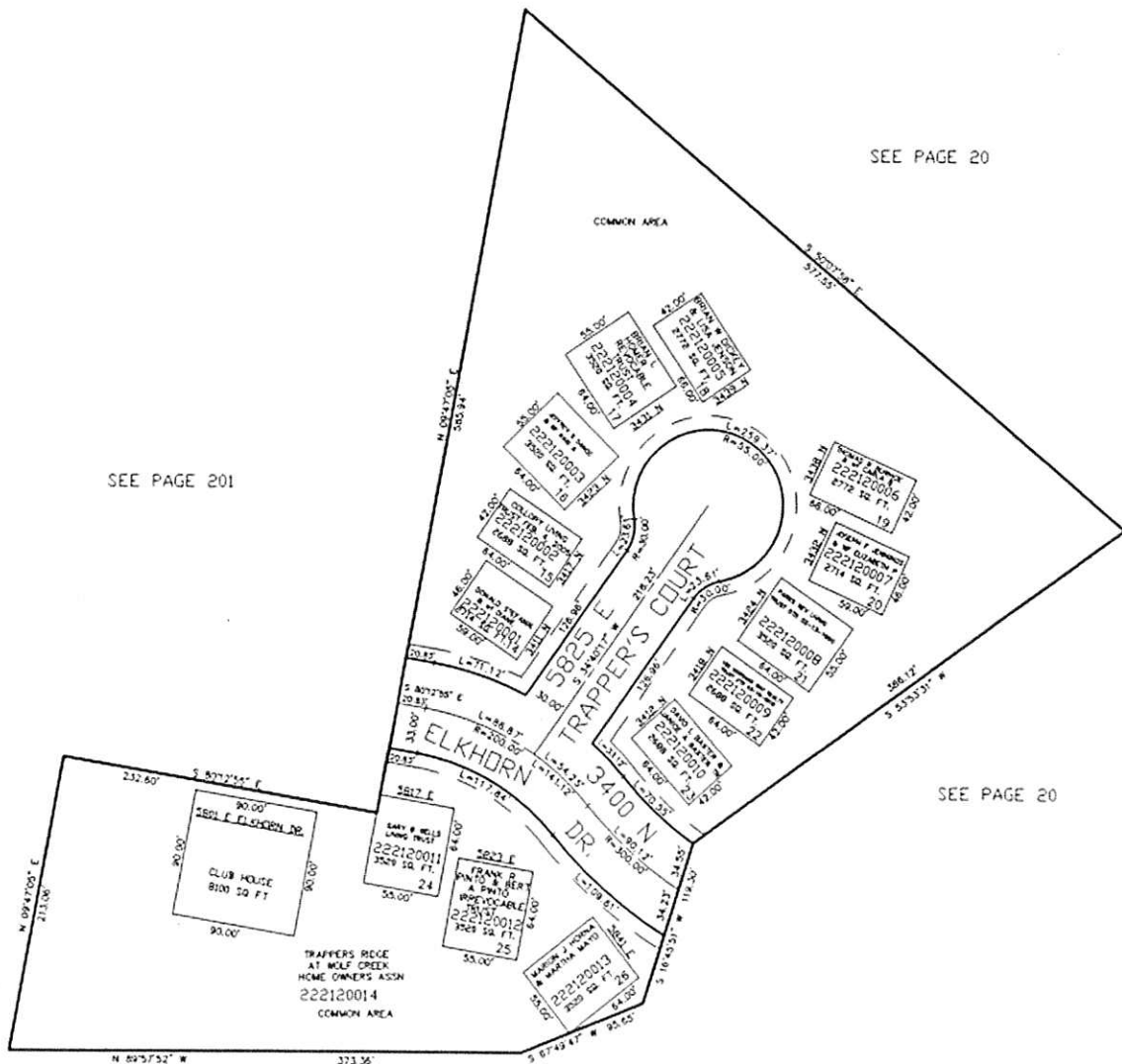
- A. Trappers Ridge at Wolf Creek PRUD Phase 2 1st Amendment Plat
- B. Trappers Ridge at Wolf Creek PRUD Phase 2
- C. Recorder's Plat

PART OF THE NW 1/4 OF SECTION 26, T.7N., R.1E., S.L.B. & M.
TRAPPERS RIDGE AT WOLF CREEK PRUD PH. 2

212

TAXING UNIT: 203

IN WEBER COUNTY
SCALE 1" = 60'



SEE PAGE 201

SEE PAGE 20

SEE PAGE 20

SEE PAGE 20

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 59, PAGE 24 OF RECORDS