



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 The Reserve at Crimson Ridge Cluster Subdivision Phase 2 and 3, with 41 residential lots.
Type of Decision	Administrative
Agenda Date:	Tuesday, September 22, 2020
Applicant:	Steven Fenton
File Number:	UVR071520

Property Information

Approximate Address:	1250 North 5200 East, Liberty
Project Area:	136.22 acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Vacant grassland
Proposed Land Use:	Residential Subdivision
Parcel ID:	20-005-0021
Township, Range, Section:	T6N, R1E, Section 3

Adjacent Land Use

North:	Residential/Grassland	South:	Residential
East:	Pineview Reservoir	West:	Forest

Staff Information

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

Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

Background

The applicant is requesting preliminary approval of a 41-lot cluster subdivision that will gain access from a public right-of-way called Morning Side Lane. Morningside lane is a public road segment. Roads within Phase 3 of The Reserve at Crimson Ridge will be privately owned and maintained by the HOA.

Phase 2 of the plan will build a standard public road that intersects with State Road 158. The preliminary subdivision plan also indicates the relocation of an access gate to avoid hazards resulting from steep grades. If the owner would like to place a gate at the desired location, a legislative action vacating a portion of the public road will need to be completed. Phase 3 is planned to have private roads throughout with a single gated access point to the development. The public and private roads within this development will be built to a county standard with rolled curbs and ten-foot sidewalks on both sides of the street.

The minimum open space area for a cluster subdivision in the FV-3 Zone is 60% of the net developable area. The overall net developable area, which is calculated by deducting 75% of the area preserved sensitive lands (stream corridor) and deducting 100% of the area devoted to the public right of way. The net developable area amounts to 123.14 acres. 123.14 divided by 3 (3 acres is the zoning requirement) equals 41.05.

The open space preservation plan that complies with the Weber County Cluster Code is attached as exhibit B. Areas that have been selected as open spaces are mirrored in the 2016 Ogden Valley General Plan Open Lands Map.

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 FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the 2016 OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

"The purpose of the Forest Valley Zone, FV-3 is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development."

Natural Hazards: This proposal includes two studies to identify geologic hazards and subsurface conditions that exist throughout the development. Page 15 of the Geologic Hazard Assessment shows a table that was created as a conservative assessment for the entire site and risks that may vary in some areas. Earthquake ground shaking, and Landslides and slope failures have the hazard rating of "High" while stream flooding, shallow groundwater, debris flow and floods, and problem soil and rock have a hazard rating of "Moderate". For this reason, the geologist has requested that a design level geotechnical engineering study be performed. In following that recommendation, the applicant has contracted with Christensen Geotechnical to conduct a Geotechnical Investigation.

Building Site: The area planned for the residential development is within slopes less than 25% grade with the majority of the lots being less than 15% grade. See the slope analysis attached as exhibit C.

Relation to Adjoining Street System: Section (106-2-1 a) "The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the planning commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it."

Because this proposal does not have any street connections to adjoining areas, Planning Staff recommends that the Planning Commission require a public street connection to the property to the north. Providing this connection will meet the intent of this section of the ordinance.

Flood Zone: The northern portion of the parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level. The southern portion of the parcel is within an area that is possible but undetermined flood hazard. Development of this subdivision must meet any floodplain requirements of the County Engineering Division.

Sensitive Lands: The sensitive lands map showing stream corridors indicated the presence of an intermittent stream that requires a 50-foot setback from the high water-mark. The stream corridor is shown on the proposed plat.

Culinary Water: A community well is currently being drilled to increase the capacity of the Crimson Ridge system. All 41 lots within Crimson Ridge Phases 2 and 3 will be connected to the Crimson Ridge private water system.

Secondary Water: Water for irrigation purposes will be served by the Crimson Ridge Private water system.

Sanitary System: A community septic system and drain field that serves phase 1 will be enlarged to serve phases 2 and 3.

Review Agencies: The Weber County Fire District has posted approval conditional upon the installation of fire suppression, roadways, and access through the private gate. Weber County Planning Division and Weber County Engineering Department have submitted comments and questions that will be addressed by a revised subdivision plat and construction drawings. The County Surveyor has completed a preliminary review of the phase 2 plat.

Staff Recommendation

Staff recommends preliminary approval of The Reserve at Crimson Ridge Cluster Subdivision Phases 2 and 3, consisting of 41 lots. This recommendation is based on all review agency comments and the following conditions:

1. The developer shall create a Home Owner's Association according to section 106-2-6 of the land-use code.
2. Before re-locating the access gate on Morningside Lane, the portion of the public road beyond the gate must be vacated.
3. The developer obtains written approval from UDOT to create an access point from State Road 158.
4. A note added to the plat stating that any development of the subdivision must comply with all recommendations outlined in the geologic hazards report. The note will specify the company that prepared the report and will specify the project numbers.
5. That the proposal include an extension of a public road to provide access to adjacent property.

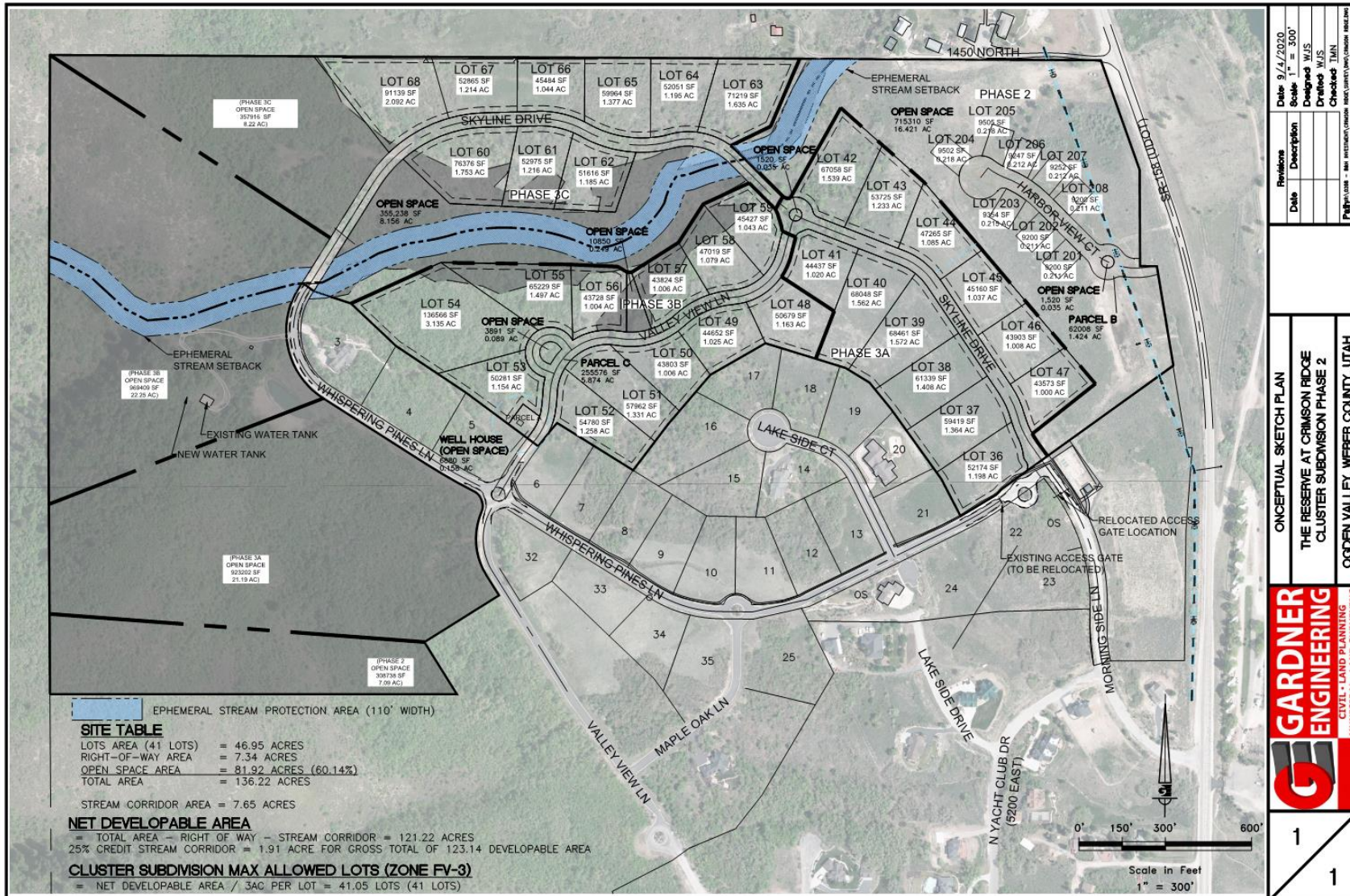
This recommendation is based on the following findings:

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

Exhibits

- A. The Reserve at Crimson Ridge Cluster Subdivision Phases 2 and 3 preliminary plan
- B. Open Space Preservation Plan
- C. Slope Analysis





EPHEMERAL STREAM PROTECTION AREA (110' WIDTH)

SITE TABLE

LOTS AREA (41 LOTS)	= 46.95 ACRES
RIGHT-OF-WAY AREA	= 7.34 ACRES
OPEN SPACE AREA	= 81.92 ACRES (60.14%)
TOTAL AREA	= 136.22 ACRES

STREAM CORRIDOR AREA = 7.65 ACRES

NET DEVELOPABLE AREA
 = TOTAL AREA - RIGHT OF WAY - STREAM CORRIDOR = 121.22 ACRES
 25% CREDIT STREAM CORRIDOR = 1.91 ACRE FOR GROSS TOTAL OF 123.14 DEVELOPABLE AREA

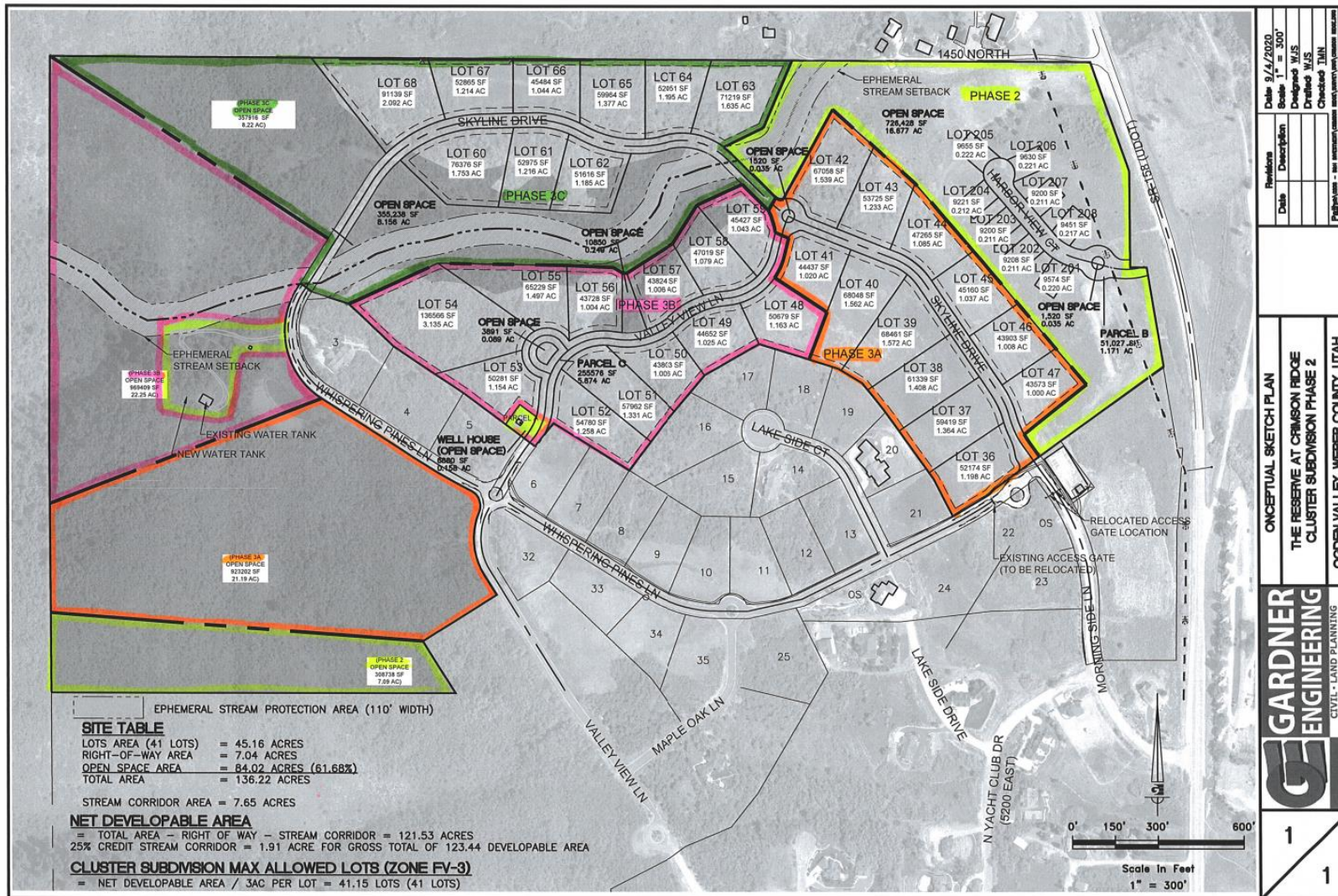
CLUSTER SUBDIVISION MAX ALLOWED LOTS (ZONE FV-3)
 = NET DEVELOPABLE AREA / 3AC PER LOT = 41.05 LOTS (41 LOTS)

Date	9/4/2020
Scale	1" = 300'
Designed	WJS
Checked	JMK
Drawn	
Checked	

CONCEPTUAL SKETCH PLAN
 THE RESERVE AT CRIMSON RIDGE
 CLUSTER SUBDIVISION PHASE 2
 OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 MUNICIPAL - LAND SURVEYING

1
 1



EPHEMERAL STREAM PROTECTION AREA (110' WIDTH)

SITE TABLE

LOTS AREA (41 LOTS) = 45.16 ACRES
 RIGHT-OF-WAY AREA = 7.04 ACRES
 OPEN SPACE AREA = 84.02 ACRES (61.68%)
 TOTAL AREA = 136.22 ACRES

STREAM CORRIDOR AREA = 7.65 ACRES

NET DEVELOPABLE AREA
 = TOTAL AREA - RIGHT OF WAY - STREAM CORRIDOR = 121.53 ACRES
 25% CREDIT STREAM CORRIDOR = 1.91 ACRE FOR GROSS TOTAL OF 123.44 DEVELOPABLE AREA

CLUSTER SUBMISSION MAX ALLOWED LOTS (ZONE FV-3)
 = NET DEVELOPABLE AREA / 3AC PER LOT = 41.15 LOTS (41 LOTS)

Date: 9/11/2020	Revision: 11	Scale: 1" = 300'
Prepared by: [blank]	Description: [blank]	Drawn by: WJS
Checked by: [blank]	Date: [blank]	Checked by: WJS
Project name: [blank]	Project location: [blank]	Checked by: TAN

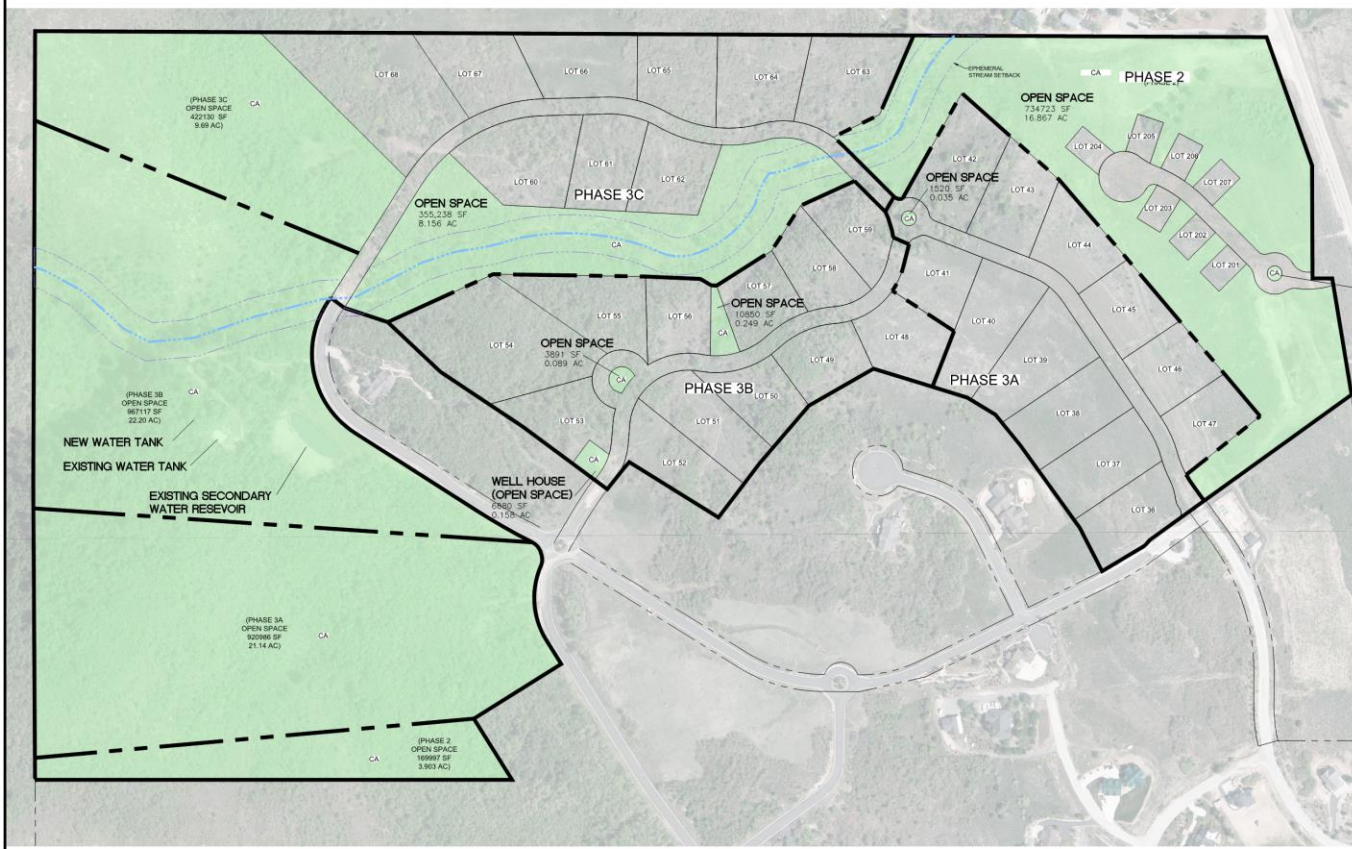
ONCEPTUAL SKETCH PLAN
 THE RESERVE AT CRIMSON RIDGE
 CLUSTER SUBDIVISION PHASE 2
 CODDEN VALLEY, WEBBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING

1
1

Scale In Feet
1" = 300'

OPEN SPACE PRESERVATION PLAN THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH 2 + PH 3



LEGEND:
OPEN SPACE AREAS - █

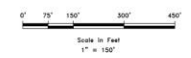
OPEN SPACE TABLE

PHASE (LOTS)	AREA (AC)	OPEN SPACE (AC)	COMBINED PHASE PERCENTAGE
2 (7 LOTS)	23.49	20.75	88.33% (PH 2)
3A (12 LOTS)	37.89	21.18	88.51% (PH 2-3A)
3B (12 LOTS)	40.01	22.54	63.59% (PH 2-3B)
3C (9 LOTS)	34.66	17.85	60.55% (PH 2-3C)

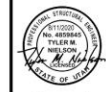
OPEN SPACE NARRATIVE:

- ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. AREAS WEST OF SKYLINE DRIVE AND WHISPERING PINES LANE ARE TO BE PRESERVED AS NATURAL OPEN SPACE AREAS WITH THE EXCEPTION OF AREAS WHERE WATER TANK IS CURRENTLY INSTALLED AND NEW WATER TANK WILL BE INSTALLED AS A PART OF THIS DEVELOPMENT. IN THESE AREAS ANY DISTURBED AREAS WILL BE RESEEDED WITH A NATIVE SEED MIX TO HELP RE-ESTABLISH THE EXISTING LANDSCAPING. THESE OPEN SPACE AREAS WILL BE ACCESSIBLE FOR RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
- COMMON AREAS NEAR THE EPHEMERAL STREAM CORRIDOR WILL BE PRESERVED AS EXISTING NATURAL AREAS. ANY LOG REMOVAL OR OTHER DEBRIS WHERE PIPES CROSS UNDER A ROADWAY WILL BE MAINTAINED TO PREVENT LOGS FROM PLUGGING UP DESIGNED STORM WATER GOING UNDER ROADWAYS. AREAS NEAR THE EPHEMERAL STREAM SHALL ALSO BE ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
- SMALLER COMMON AREAS WITHIN THE DEDICATED ROADWAY SHALL BE MAINTAINED BY THE HOA IN AN ATTRACTIVE MANNER AS DESIRED BY THE HOA. THESE AREAS ARE FOR AESTHETICALLY VISIBLE FEATURES FOR THIS DEVELOPMENT.

DEVELOPER:
BANK INVESTMENT
2001 SOUTH MAIN STREET, SUITE 100
SALT LAKE CITY, UT 84111
PH 801-533-4000



REVISIONS	DATE	DESCRIPTION

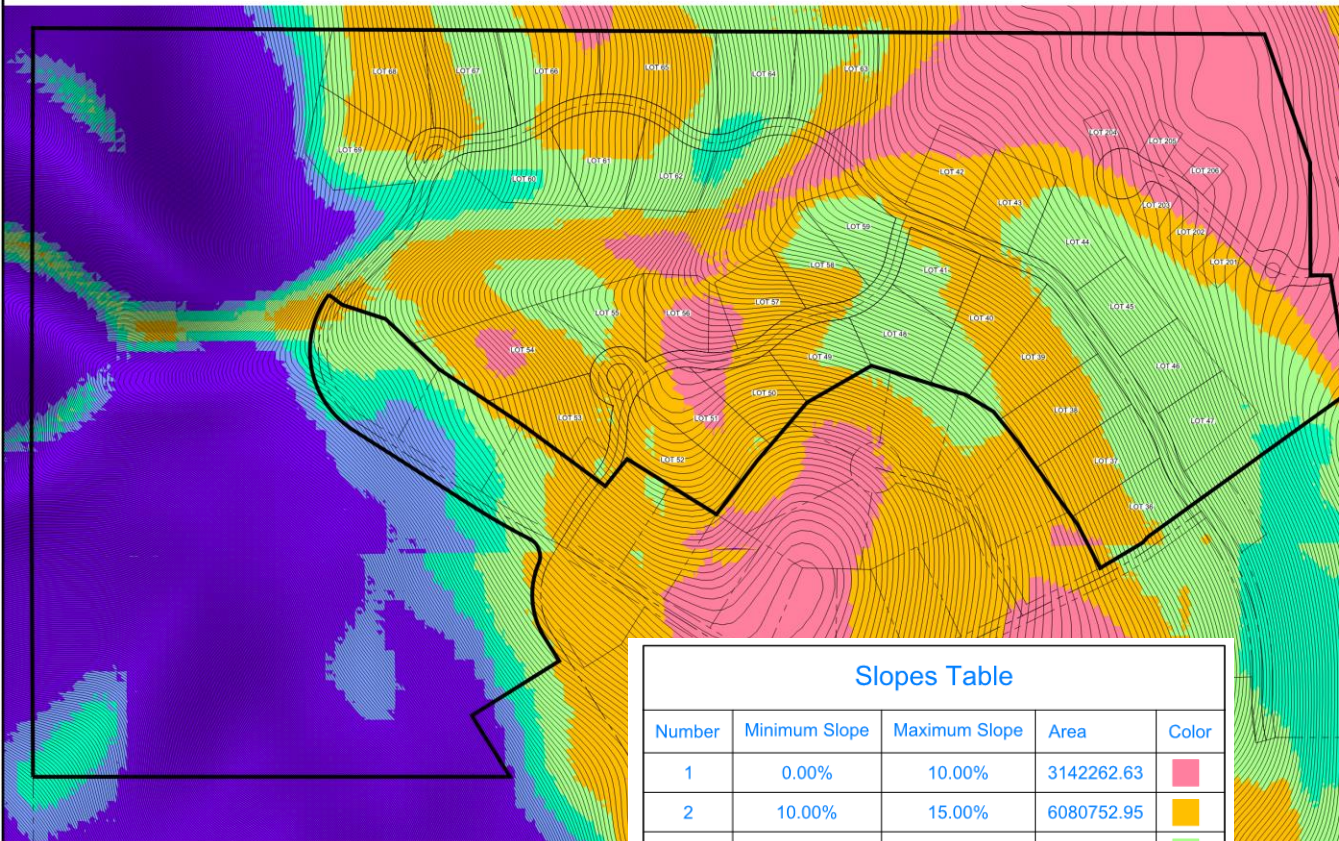


OPEN SPACE PRESERVATION PLAN
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
1250 NORTH 5200 EAST
OGDEN VALLEY, WEBER, UTAH

GARDNER ENGINEERING
MUNICIPAL LAND SURVEYING
OFFICE: 301 W. 1500 S. SUITE 200, OGDEN, UT 84403
PH: 435.226.2325 FAX: 435.226.2006

C4

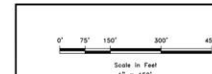
SLOPE ANALYSIS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH 2 + PH 3



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	3142262.63	Red
2	10.00%	15.00%	6080752.95	Orange
3	15.00%	20.00%	4337425.79	Yellow
4	20.00%	25.00%	1806228.42	Green
5	25.00%	30.00%	2198622.86	Blue
6	30.00%	100.00%	9937661.56	Purple

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	3142262.63	Red
2	10.00%	15.00%	6080752.95	Orange
3	15.00%	20.00%	4337425.79	Yellow
4	20.00%	25.00%	1806228.42	Green
5	25.00%	30.00%	2198622.86	Blue
6	30.00%	100.00%	9937661.56	Purple

DEVELOPER
BANK INVESTMENT
5704 SOUTH HAVILL PARK (UNIMPL.)
201 SOUTH MAIN STREET, STE 100
SALT LAKE CITY, UT 84111
PH 801-533-0055



REVISION	DESCRIPTION

SLOPE ANALYSIS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
1250 NORTH 5200 EAST
OGDEN VALLEY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL/LAND PLANNING
MUNICIPAL/LAND SURVEYING
OFFICE 301 S. 1500 W. SUITE 200
SALT LAKE CITY, UT 84119

C3

10/08 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023 - 10/10/2023