



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Request for final approval of the Retreat at Wolf Creek Utah Phase 1 (18 Lots)

**Agenda Date:** Tuesday, March 24, 2009

**Applicant:** Wolf Creek Properties LC

**File Number:** UVR 030209

#### Land Information

**Approximate Address:** 5334 East Elkhorn Drive

**Project Area:** 13.65 Acres

**Zoning:** Residential Estates (RE-20)

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential Subdivision

**Parcel Identification Number:** 22-016-0014

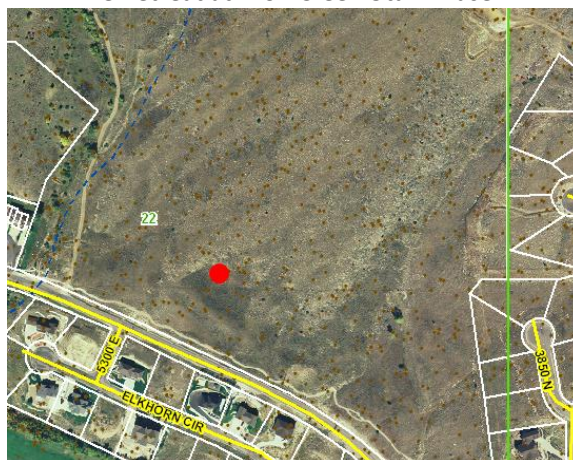
**Township, Range, Section:** T7N, R1E, Section 22

#### Staff Information

**Report Presenter:** Sean Wilkinson  
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801-399-8765

**Report Reviewer:** RS

#### The Retreat at Wolf Creek Utah Phase 1



#### Adjacent Land Use

**North:** Future Retreat at Wolf Creek Subdivision Phases 2 and 3

**South:** Residential

**East:** Residential

**West:** Open Space

### Applicable Ordinances

- Weber County Subdivision Ordinance
- Zoning Ordinance Chapter 3 (RE-20 Zone)
- Zoning Ordinance Chapter 22B (Cluster Subdivisions)
- Zoning Ordinance Chapter 40 (Ogden Valley Pathways)
- Zoning Ordinance Chapter 43 (Sensitive Lands)
- Zoning Ordinance Chapter 18C (Ogden Valley Architectural Standards)
- Zoning Ordinance Chapter 32B (Ogden Valley Signs)

### Background

The Retreat at Wolf Creek Subdivision was given preliminary approval as a cluster subdivision on December 10, 2008 under the name, The Sanctuary at Wolf Creek Utah. The name has been changed because it was very similar to another subdivision that is currently in process. The applicant is now requesting final approval of Phase 1 which consists of 18 lots.

This development is part of the Wolf Creek Resort Master Plan and the density for Phase 1 will be subtracted from the overall density that Wolf Creek has been granted. Phase 1 is located in an RE-20 Zone. Seventeen of the lots are smaller than the 20,000 square foot area requirement because as a cluster subdivision lot sizes can be reduced to a minimum of 10,000 square feet.

A cluster subdivision in the RE-20 Zone requires 30% of the area to be preserved as open space, but does not allow for any bonus density. The total open space preserved in Phase 1 will be 4.19 acres, which is 30%. However, as part of its approved Master Plan, Wolf Creek has already set aside enough open space for their total density, so this open space is being provided only to meet the cluster subdivision design requirements. The open space will contain small portions of both existing and new trails that meet the requirements of the Ogden Valley Pathways Ordinance. The new trails in the subdivision will connect to an existing Wolf Creek Resort trail along Elkhorn Drive.

The only access to the subdivision is from Elkhorn Drive. A stub road to the west will be provided from Mountain Ridge Road, but due to the overall road design which has no second access in the future phases, the Weber Fire District is requiring that each of the homes have a sprinkling system. Several of the lots in Phase 1 have frontage on two roads, however, a no access line on one of the roads will be provided. The roads in the subdivision will be private and a gated access is being requested in Phase 1 near the intersection of Mountain Ridge Road and Sanctuary Road. The gated access will work in this location because the roads in the subdivision are private, there is no secondary access from adjoining

property, and the subdivision is surrounded by open space. The gated access will require a recommendation from the Planning Commission to the County Commission for final approval.

The open space on both sides of the gate will be landscaped and will have a decorative stone wall, subdivision monument sign, and a small shade shelter. The monument sign meets the area requirements of the Ogden Valley Sign Ordinance and the shade shelter meets the requirements of the Ogden Valley Architectural Standards. A mailbox for the subdivision will be provided on the south side of Elkhorn Drive, east of the subdivision entrance.

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 open space in this subdivision will be located adjacent to large areas of existing natural open space
- A section of open space along the boundary of Phases 2 and 3 will provide a travel corridor from one large section of existing open space to another
- The roads in the subdivision are located away from the stream that could be considered a natural travel corridor, except for a small portion near the boundary of Phases 1 and 2
- Very few of the lots are located near the stream
- The required 50 foot stream corridor setback is maintained entirely within the open space areas

The Wolf Creek Water Company will provide culinary water, the Wolf Creek Water Conservancy will provide secondary water, and the Wolf Creek Sewer Improvement District will provide wastewater service. Bob Hart from the Utah State Division of Drinking Water has provided verbal confirmation that the Wolf Creek Water Company does have sufficient capacity to serve The Retreat at Wolf Creek, and he has stated that a letter for final plan approval is forthcoming. The final plan approval letter must be received prior to this subdivision being placed on the County Commission agenda for final approval.

Based on Staff’s review, The Retreat at Wolf Creek Utah Phase 1 has met the applicable requirements and criteria of the Weber County Subdivision and Zoning Ordinances in the following ways:

- The subdivision application submittal is complete, including letters for culinary water service and wastewater service
- A cluster subdivision is a permitted use in the RE-20 Zone
- This cluster subdivision is a superior design to that of a conventional subdivision because it provides open space and trails, and keeps lots completely outside of the stream corridor setback.
- The subdivision meets the 30% open space requirement
- The roads in the subdivision are private and will meet the requirements of the Weber County Engineering Department and the Weber Fire District
- The lots are connected to a public sewer system and can, therefore, be reduced to a 10,000 square foot minimum
- The trail locations have been reviewed and approved by Ogden Valley Pathways
- The subdivision monument sign is 4 feet tall by 10 feet wide and meets the Ogden Valley Sign Ordinance requirements
- The shade shelter is rustic in appearance and the architectural style, colors, and materials comply with the Ogden Valley Architectural Standards
- As explained above, the subdivision has incorporated the Sensitive Lands Ordinance in its design

### **Summary of Planning Commission Considerations**

- Does the subdivision meet the requirements of applicable ordinances?
- Should this subdivision be allowed to have a gated access?

### **Conformance to the General Plan**

This subdivision conforms to the General Plan by meeting the requirements of applicable ordinances listed in this staff report and by using the cluster subdivision ordinance to provide additional open space, provide a travel corridor for wildlife, and protect a stream corridor.

## Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of Ogden Valley Pathways
- Requirements of the Weber Fire District
- Requirements of the Utah State Division of Drinking Water

## Staff Recommendation

Staff recommends final approval of The Retreat at Wolf Creek Utah Phase 1 based on its compliance with applicable County Ordinances as provided in this staff report, subject to staff and other agency requirements. This recommendation includes approval of the request for a gated access.

## Exhibits

- A. Location Map
- B. Zoning Map
- C. Subdivision Plat Map
- D. Landscape and Open Space Plan and Renderings
- E. Mailbox Location Plan
- F. Weber County Engineering Review Letter
- G. Ogden Valley Pathways Review Letter
- H. Weber Fire District Review Letter