



## Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a request for approval of minor amendments to The Retreat Subdivision  
**Agenda Date:** Tuesday, May 28, 2013  
**Applicant:** John Lewis for Capon Capital, LLC  
**File Number:** UVR 030209

#### Property Information

**Approximate Address:** 5334 East Elkhorn Drive  
**Project Area:** 35.74 Acres  
**Zoning:** Residential Estates Zone (RE-20)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential Subdivision  
**Parcel ID:** 22-016-0014  
**Township, Range, Section:** T7N, R1E, Section 22

#### Adjacent Land Use

<b>North:</b> Vacant	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Open Space

#### Staff Information

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

### Applicable Ordinances

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 108 (Zones) Chapter 3 (Cluster Subdivisions)

### Background

The Retreat Subdivision was granted preliminary approval as a 45 lot cluster subdivision on December 10, 2008. Final approval of the first phase (18 lots) was granted on March 24, 2009. Several time extensions have since been granted and final approval expires on October 31, 2014. The property involved in the subdivision is no longer owned by Wolf Creek Properties, LC and the new owner has requested minor amendments to the current approvals. The proposed amendments consist of the following:

- The Subdivision name will be changed from The Retreat at Wolf Creek Utah Subdivision to The Retreat Subdivision. This change is shown on the updated subdivision plat (see Exhibit C).
- The subdivision roads will be changed from private to public.
- Due to the change from private to public roads the private entry gate near the intersection of Mountain Ridge Road and Retreat Road will be removed from the plan.
- The subdivision entry features, landscaping, and signage have been redesigned and moved from the former gate location to Common Areas E and F near Elkhorn Drive.

The road designs and locations are not affected by the change from private to public or removal of the gate. The new subdivision entry features are located in Common Areas E and F in Phase 1. They consist of stone faced retaining walls and stacked rock walls, an entry monument sign, a 256 square foot shade pavilion, and a landscaping plan. A planting list for the landscaping plan must be submitted to the Planning Division prior to Phase 1 being placed on the County Commission agenda for final approval. The Planning Division has reviewed the proposed amendments and has determined that they comply with the Weber County Land Use Code. The subdivision is still subject to the conditions of approval and review agency requirements from the previous approvals. Also, for the Planning Commission's information, the developer has received a Land Use Permit for a temporary construction trailer to be used during construction of the subdivision. The trailer is located in Common Area F as shown on the site plan. Once the subdivision construction is complete or abandoned, the trailer must be removed as required by Title 104 (Zones) Chapter 3 (RE-20 Zone) Section 2 (15) of the Land Use Code.

### Summary of Planning Commission Considerations

- Do the proposed amendments comply with the Weber County Land Use Code?

## Conformance to the General Plan

The proposed amendments do not affect the subdivision's existing approvals or its conformance to the Ogden Valley General Plan.

## Conditions of Approval

- A planting list for the landscaping plan must be submitted to the Planning Division prior to Phase 1 being placed on the County Commission agenda for final approval.
- The subdivision is still subject to the conditions of approval and review agency requirements from the previous approvals.

## Staff Recommendation

The Planning Division recommends approval of the proposed amendments subject to the conditions of approval listed in this staff report, based on the finding that the amendments comply with the Weber County Land use Code.

## Exhibits

- A. Applicant Narrative
- B. Subdivision Phasing Plan
- C. Updated Phase 1 Subdivision Plat
- D. New Site Plan for Entry Features, Signage, and Landscaping

## Location Map

