

Legacy Mountain Estates
PRUD Conditional Use Permit Application
April 2021

Application Sections

Project Narrative

Legacy Mountain Estates (LME) is a single family project located in Huntsville, UT. The property is zoned FV-3, consists of 288.37 acres and contains 54.35 acres of common area open space. The project density was determined by using the calculation below to find the net developable acreage of 220.98, which translates into 73 entitlements.

Project Density Calculation
Total Property - 288.37 acres
Roadway - 15.10 acres
Slopes Over 40% - 37.50 acres
Sensitive Lands Stream Corridor - 14.79 acres
Net developable Acreage - 220.98 acres
Forest Valley Zone (FV-3) minimum lot size three acreages
Entitlements - $220.98 / 3 = 73.66$ or 73 units

The site plan for LME illustrates 48 lots ranging from about 2 to 30 acres. LME is proposing to create an "Accessory Dwelling Unit Bank" to allocate Accessory Dwelling Units (ADUs) to homesites within the project. Using the 73 entitlements from the calculation above, there are 25 detached ADUs that could be potentially used ($73-48=25$) on the lots. However, the CC&Rs are only going to allow up to eight ADUs, on to be determined large homesites. The remaining entitlements could be transferred off through a Transfer of Density (TDR) ordinance or will be retired. Per the ADU code, the maximum footprint of these dwellings will not exceed 1,500 SF. The underlying FV-3 density rights support these additional structures. With the proposed layout, 56 out of the 73 available entitlements are being used.

The entry monument feature will be a gabon rock design. Any lighting will be dark sky compliant. Roundabouts are located at both the main intersection and cul-de-sacs. These roundabouts will be landscaped and could have art pieces staged in the center from time to time. The plan purposes a mixture of 3' and 4' of private trail sections totaling 17,496' or 3.31 miles.

LMI will be governed by a Homeowners Association (HOA), Covenants, Conditions and Restrictions (CC&Rs) and Building Design Guidelines. An example of a potential home is included in the exhibit packet. The Lakeview Water and Mountain Sewer Corporations will service the project.

A temporary construction management trailer will be on location for the duration of the project. The structure is located on the southeast corner of lot 1. The trailer is 10'x60' (600 SF) with a slanting roof that goes 11' in the front to 8' in the rear. The exterior is wood with blue and natural colors. A picture of the trailer is in the book of exhibits.

Reasonably anticipated detrimental effect of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.

All Weber County ordinances, standards and regulations will be followed during and after construction is completed.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The FV-3 ordinance allows Planned Residential Unit Developments (PRUD). All Weber County ordinances, standards and regulations will be followed.