



## OGDEN VALLEY PLANNING COMMISSION

### MEETING AGENDA

**April 23, 2019  
5:00 p.m.**

- *Pledge of Allegiance*
- *Roll Call:*

**1. Minutes:**

1.1. Approval of the March 05, 2019, March 26, 2019, and April 02, 2019 meeting minutes

**2. Consent Agenda:**

2.1. UVO050118: Consideration and action on a request for the final subdivision approval of Overlook at Powder Mountain Phase 3, a 57-lot development located at approximately 8465 Copper Crest within the Powder Mountain Resort, in the Destination Recreation Resort (DRR-1) Zone. (SMHG, LLC, Applicant; Rick Everson, Agent)

**3. Petitions, Applications and Public Hearings**

**3.1. Administrative Items**

**a. New Business**

1. CUP 2019-04: Consideration and action on a request to amend a conditional use permit for the Village at Wolf Creek PRUD located at approximately 3477 N 4875 E, Eden in the Forest Residential (FR-3) Zone. (The Villages at Wolf Creek, LLC, Applicant; Kyle Ashworth, Agent)

2. UVV032119: Consideration and action on a request for preliminary approval of the Village at Wolf Creek a 27-lot development located at approximately 3477 N 4875 E, Eden in the Forest Residential (FR-3) Zone (The Villages at Wolf Creek, LLC, Applicant; Kyle Ashworth, Agent)

3. UVV032119: Consideration and action on a request for final approval of the Village at Wolf Creek a 27-lot development located at approximately 3477 N 4875 E, Eden in the Forest Residential (FR-3) Zone (The Villages at Wolf Creek, LLC, Applicant; Kyle Ashworth, Agent)

**4. Public Comment for Items not on the Agenda**

**5. Remarks from Planning Commissioners**

**5. Planning Director Report**

**6. Remarks from Legal Counsel**

**7. Adjourn**

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.*

***Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.***

*A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.*

*No decisions are made in the pre-meeting, but it is an open, public meeting.*

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791***

Minutes of the Ogden Valley Planning Commission Regular meeting March 26, 2019 in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** John Lewis, Chair; John Howell, Robert Wood, Chris Hogge, Shanna Francis, Jami Taylor

**Absent/Excused:** Steve Waldrip

**Staff Present:** Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Ronda Kippen; Principal Planner; Steve Burton, Planner III, Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

- *Pledge of Allegiance*
- *Roll Call:*

Chair Lewis asked if anyone had any ex parte communication or conflict of interest to declare. There was none.

**1. Minutes:**

**1.1 Approval of the February 26, 2019 meeting minutes**

Chair Lewis asked if everyone had reviewed the minutes and noted that there were some correction done on the minutes. Director Grover responded that Courtlan had some correction that are in the corrected version and I had some that were more grammatical that need to be included in that.

**MOTION:** Commissioner Hogge moved to approve the minutes as corrected and grammatically made correct. Commissioner Wood seconded. A vote taken with Commissioners Howell, Wood, Hogge, Francis, Taylor, and Chair Lewis voting aye. Motion Carried (6-0)

**2. Consent Agenda:**

- 2.1. CUP 2019-02:** Consideration and action on a conditional use permit for a vertical extension of an existing Verizon Wireless Cell tower, located at 4964 North Powder Mountain Road, Eden UT in the Forest (F-5) Zone. (Verizon Wireless, Applicant; Dakota Hawks, Authorized Agent)
- 2.2. CUP 2019-03:** Consideration and action on a conditional use permit to reconstruct a well house within an existing public utility substation, known as Kammeyer Well, owned by Eden Water Works Company located at approximately 3300 N 5100 E, Eden UT in the Agricultural Valley (AV-3) Zone. (Eden Water Works Company, Applicant; Dan White, Authorized Agent)
- 2.3. UVB060719:** Consideration and action on a request for the final subdivision approval of Bobcat Ridge, a two phased 48 lot development located within the approved Power Mountain Resort located at Powder Mountain in the Destination Recreation Resort (DRR-1) Zone. (SMHG, LLC, Applicant; Don Guerra, Authorized Agent)

**MOTION:** Commissioner Howell moved collectively to approve consent agendas items CUP 2019-02, CUP 2019-03, and UVB060719, these petitions are subject to all conditions and recommendations listed in the staff report; and to all county and state agencies requirements. This motion is based on the findings listed in the staff report. Commissioner Wood seconded. A vote taken with Commissioners Howell, Wood, Hogge, Francis, Taylor, and Chair Lewis voting aye. Motion Carried (6-0)

Courtlan Erickson asked if the staff reports that the Planning Commission had are the updated reports that the Planners provided today. Commissioner Howell replied that he had the updated version. Mr. Erickson replied just wanted to make sure it was clear for the record.

**3. Public Comment for Items not on the Agenda:** None

**4. Remarks from Planning Commissioners:** None

**5. Planning Director Report:** None

**6. Remarks from Legal Counsel:** None

**7. Adjournment:** The meeting adjourned at 5:17 p.m.

**Respectfully Submitted:** Kary Serrano, Secretary; Weber County Planning Commission





# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for the final subdivision approval of Overlook at Powder Mountain Subdivision, a three phased, 57-lot development located within the approved Powder Mountain Resort.

**Application Type:** Administrative

**Agenda Date:** Tuesday, April 23, 2019

**Applicant:** SMHG, LLC

**Authorized Agent:** Rick Everson

**File Number:** UVO050118

### Property Information

**Approximate Address:** 8465 E Copper Crest

**Project Area:** 111.797 Acres

**Zoning:** DRR-1

**Existing Land Use:** Resort

**Proposed Land Use:** Resort

**Parcel ID:** 23-012-0167, 23-012-0014, 23-012-0132

**Township, Range, Section:** T7N, R2E, Sections 5 and 8

### Adjacent Land Use

<b>North:</b>	Ski Resort/Resort Development	<b>South:</b>	Ski Resort/Resort Development
<b>East:</b>	Ski Resort/Resort Development	<b>West:</b>	Ski Resort/Resort Development

### Adjacent Land Use

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

## Development History

- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application. The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Received preliminary approval on December 4, 2018 by the Ogden Valley Planning Commission

## Background and Summary

The Planning Division recommends final subdivision approval of Overlook, a three-phased development, with 57 lots (see Exhibit A for the final plats). Overlook will be accessed off an existing stub road known as Meridian Avenue, which will extend through the northwestern end of the subdivision. The street system throughout the subdivision will be private right of ways and these private rights of ways will serve as public utility easements for the required infrastructure for the development. The three-phased development will have lots that range in size from 8,872 square feet to 3,325 square feet and all lots will gain access from the private right of way/street system within the development. The applicant has submitted the required

information as outlined in the Uniform Land Use Code of Weber County (LUC) §106-1-5 for consideration and approval of the proposed subdivision.

As part of the final subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed against the current final subdivision ordinance and the standards of the DRR-1 zone. The proposed subdivision and lot configuration are in conformance with the current zoning and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit B for the ZDA Concept Plan) as well as the applicable subdivision requirements as required in the LUC. The proposed development has also been reviewed by all reviewing agencies. Based on these reviews, the application has met or will conditionally meet all of the requirements for final approval. The following is staff's analysis of the proposed final subdivision.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

**Zoning:** The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

*"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."*

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Chapter 106 and the standards in the DRR-1 zone in LUC Chapter 104 Title 29. The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. It appears that the proposed subdivision, with the recommended conditions, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

### **Lot area, frontage/width and yard regulations:**

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential structures which are considered a permitted use in the DRR-1 Zone. The proposed development will create 57 lots with access and frontage along private right of ways identified as Meridian Avenue, Overlook Drive, Overlook Ridge and Cobabe Court. The proposed lots range in size from 8,872 square feet to 3,325 square feet. The lots range in width from 45 feet to 85 feet. Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

**Natural Hazards Areas:** The proposed subdivision is located in a Zone "X" as determined by FEMA to be within the 500-year floodplain. Areas designated as Zone "X" are typically areas in which no analysis of flood hazards have been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC Chapter 108 Title 22. The site specific investigation for the proposed Lots 1 through 57 are in the IGES report Project # 01628-027 dated February 12, 2019. Specific recommendations have been made for the development of the Overlook site and it is being made a condition of approval that IGES staff is onsite to verify compliance with the recommendations and a verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.

A condition of approval that a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

**Culinary water and sanitary sewage disposal:** Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. A "Capacity Assessment Letter" has been provided by Powder Mountain Water and Sewer Improvement District. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission.



Review Agencies: The Weber County Surveyor's Office and Weber County Engineering Division have reviewed the proposal and the applicant is addressing the areas of concern. The Weber Fire District have reviewed and approved the proposal.

Additional design standards and requirements: There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does require the creation of a new street system. A temporary turn around easement must be located at the end of all temporary stubbed streets. Staff recommends adding language to be placed on the final plat that will vacate the easements upon recording the future phases. The applicant will be required to provide a cash escrow to be held by Weber County for the applicable improvements within the subdivision. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2018 property taxes have been paid. The 2019 property taxes will be due in full on November 30, 2019.

## Staff Recommendation

Staff recommends final subdivision approval of Overlook, a three-phased 57 lot development located within the approved Powder Mountain Resort. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer are onsite during development to ensure that their recommendations are adhered to. A verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately meets the recommendations in the geologic report.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
3. A cost estimate for the subdivision improvements shall be and an escrow account set up prior to the subdivision being forwarded to the County Commission for final approval.
4. A draft copy of any CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
5. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the Planning Commission and County Commission.

This recommendation is based on the following findings:

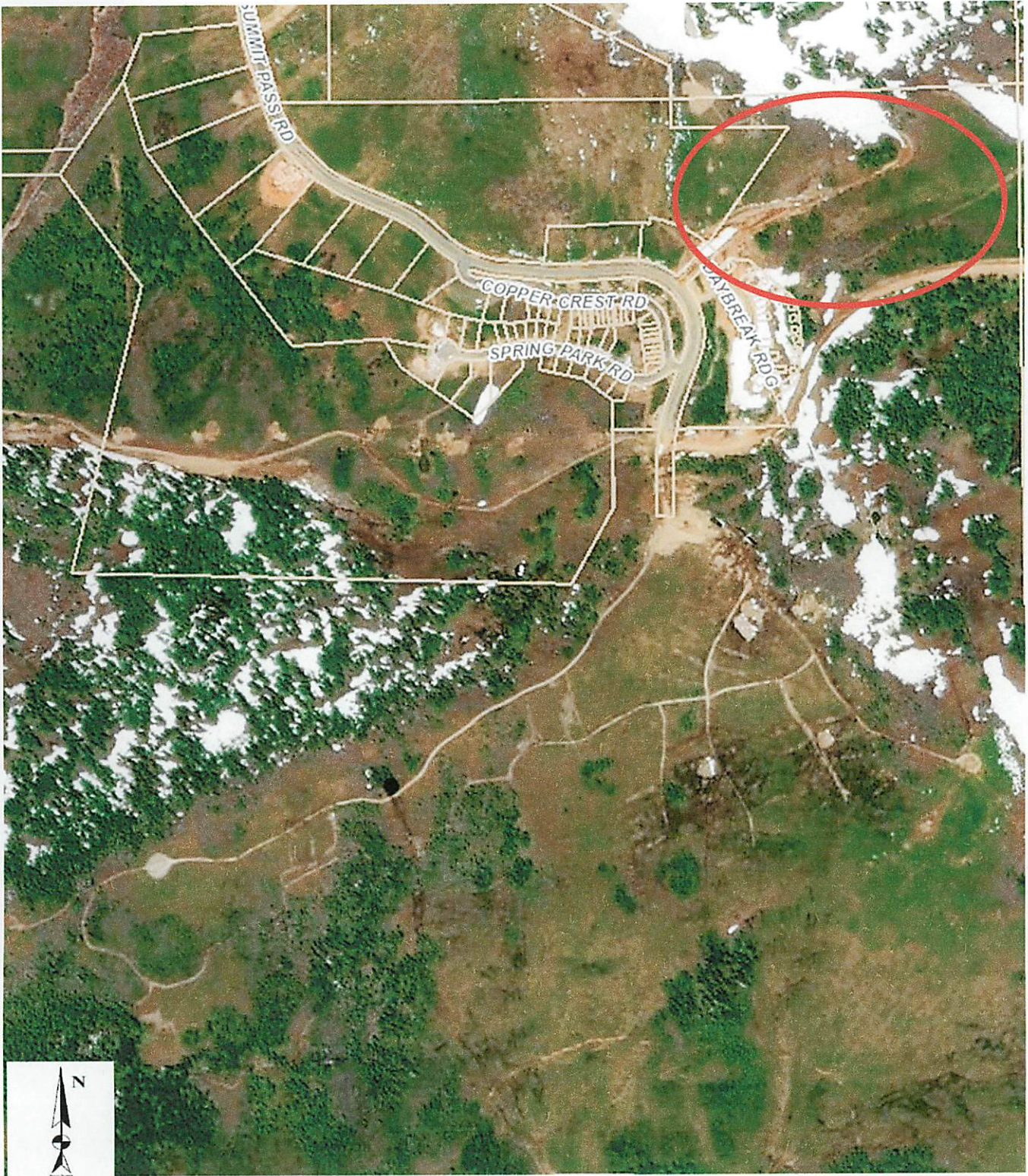
1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
5. The proposed master planned development is in conformance with the approved Zoning Development Master Plan.

## Exhibits

- A. Overlook Final Plat Phases 1-3
- B. Zoning Development Agreement Conceptual Map



Location Map



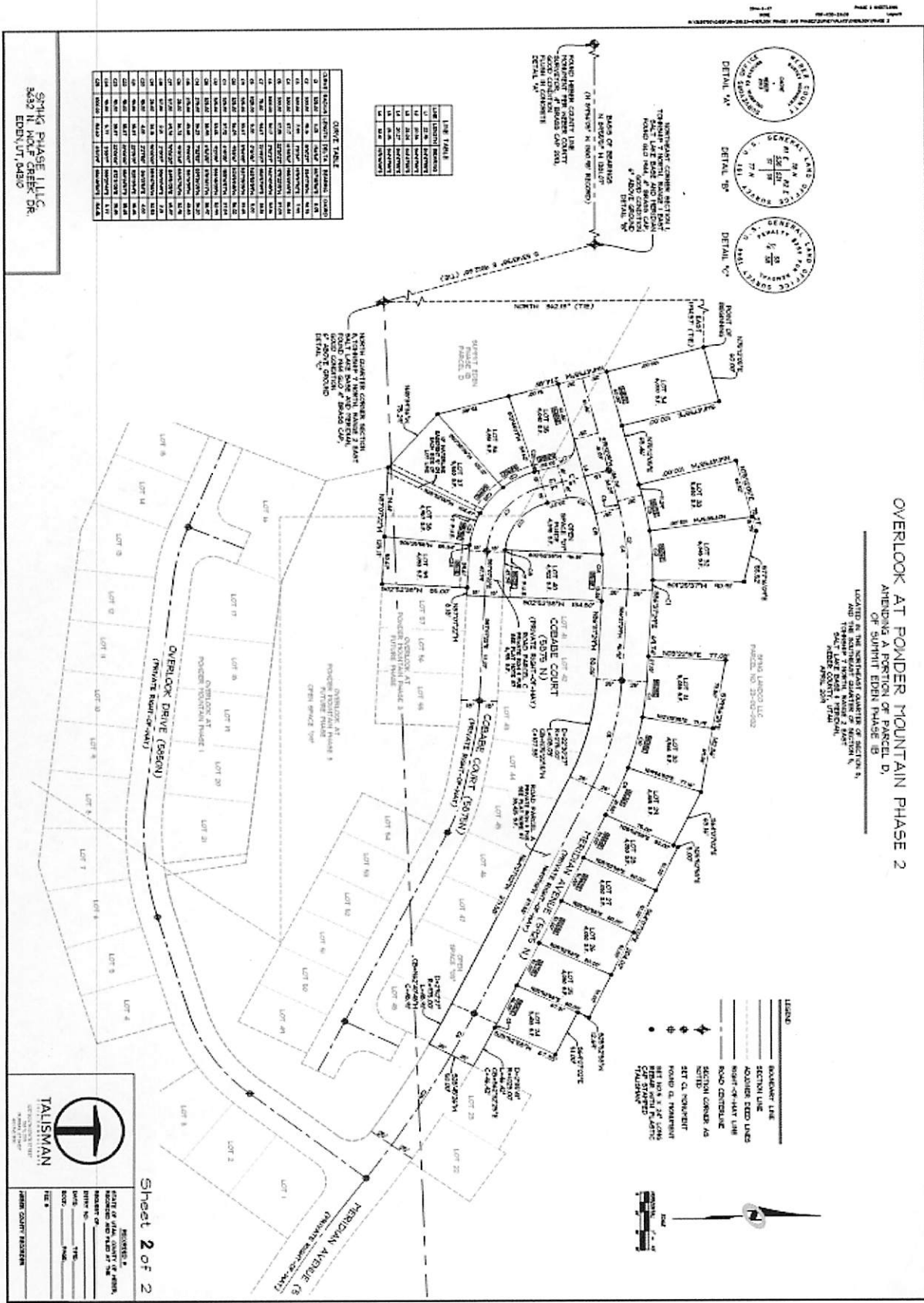














PLAT NOTES:

1. This plat is subject to all laws, ordinances, regulations, codes, rules, and provisions of the State of New Jersey, including but not limited to the Uniform Land Use Regulation Enforcement Act (N.J.A.C. 17:27) and the Uniform Municipal Land Use Ordinance (N.J.A.C. 17:28).
2. The boundaries of this plat are based on the best available information, including but not limited to the records of the County of Essex, New Jersey, and the records of the State of New Jersey.
3. The boundaries of this plat are based on the best available information, including but not limited to the records of the County of Essex, New Jersey, and the records of the State of New Jersey.
4. The boundaries of this plat are based on the best available information, including but not limited to the records of the County of Essex, New Jersey, and the records of the State of New Jersey.
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19. The boundaries of this plat are based on the best available information, including but not limited to the records of the County of Essex, New Jersey, and the records of the State of New Jersey.
20. The boundaries of this plat are based on the best available information, including but not limited to the records of the County of Essex, New Jersey, and the records of the State of New Jersey.

**OVERLOOK AT POWDER MOUNTAIN PHASE 3**  
 AVOIDING A PORTION OF PARCEL D,  
 OF SUMMIT EDEN PHASE 1B

LOCATED IN THE UNINCORPORATED COUNTY OF SECTION 8,  
 AND THE SOUTHWEST QUARTER OF SECTION 9,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, COUNTY OF ESSEX,  
 STATE OF NEW JERSEY.

**LEIN HOLDERS' CONSENT:**

I, \_\_\_\_\_, of the County of Essex, State of New Jersey, do hereby consent to the recording of the above plat and the issuance of a deed thereon, and I hereby warrant and defend the title to the land described therein.

**ACKNOWLEDGEMENT:**

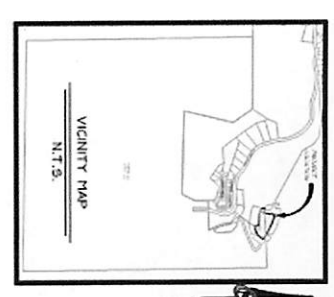
I, \_\_\_\_\_, of the County of Essex, State of New Jersey, do hereby acknowledge that I am the owner of the land described in the above plat, and I hereby warrant and defend the title to the land described therein.

**OWNER'S DEDICATION:**

I, \_\_\_\_\_, of the County of Essex, State of New Jersey, do hereby dedicate the land described in the above plat to the use of the public, and I hereby warrant and defend the title to the land described therein.

**ACKNOWLEDGEMENT:**

I, \_\_\_\_\_, of the County of Essex, State of New Jersey, do hereby acknowledge that I am the owner of the land described in the above plat, and I hereby warrant and defend the title to the land described therein.



**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, a Licensed Professional Surveyor, do hereby certify that I have surveyed the land described in the above plat, and that the boundaries shown thereon are true and correct. I have also verified the location of the land described in the above plat, and I hereby warrant and defend the title to the land described therein.



**LEGAL DESCRIPTION**

The land described in the above plat is situated in the Township of \_\_\_\_\_, County of Essex, State of New Jersey, and is bounded by the following lines: \_\_\_\_\_

**SURVEYOR'S NARRATIVE:**

The land described in the above plat is situated in the Township of \_\_\_\_\_, County of Essex, State of New Jersey, and is bounded by the following lines: \_\_\_\_\_

**DEED**

I, \_\_\_\_\_, of the County of Essex, State of New Jersey, do hereby convey and warrant the land described in the above plat to \_\_\_\_\_, of the County of Essex, State of New Jersey, for the use and benefit of the public. I hereby warrant and defend the title to the land described therein.

**TALISMAN**

REGISTERED PROFESSIONAL SURVEYOR

STATE OF NEW JERSEY

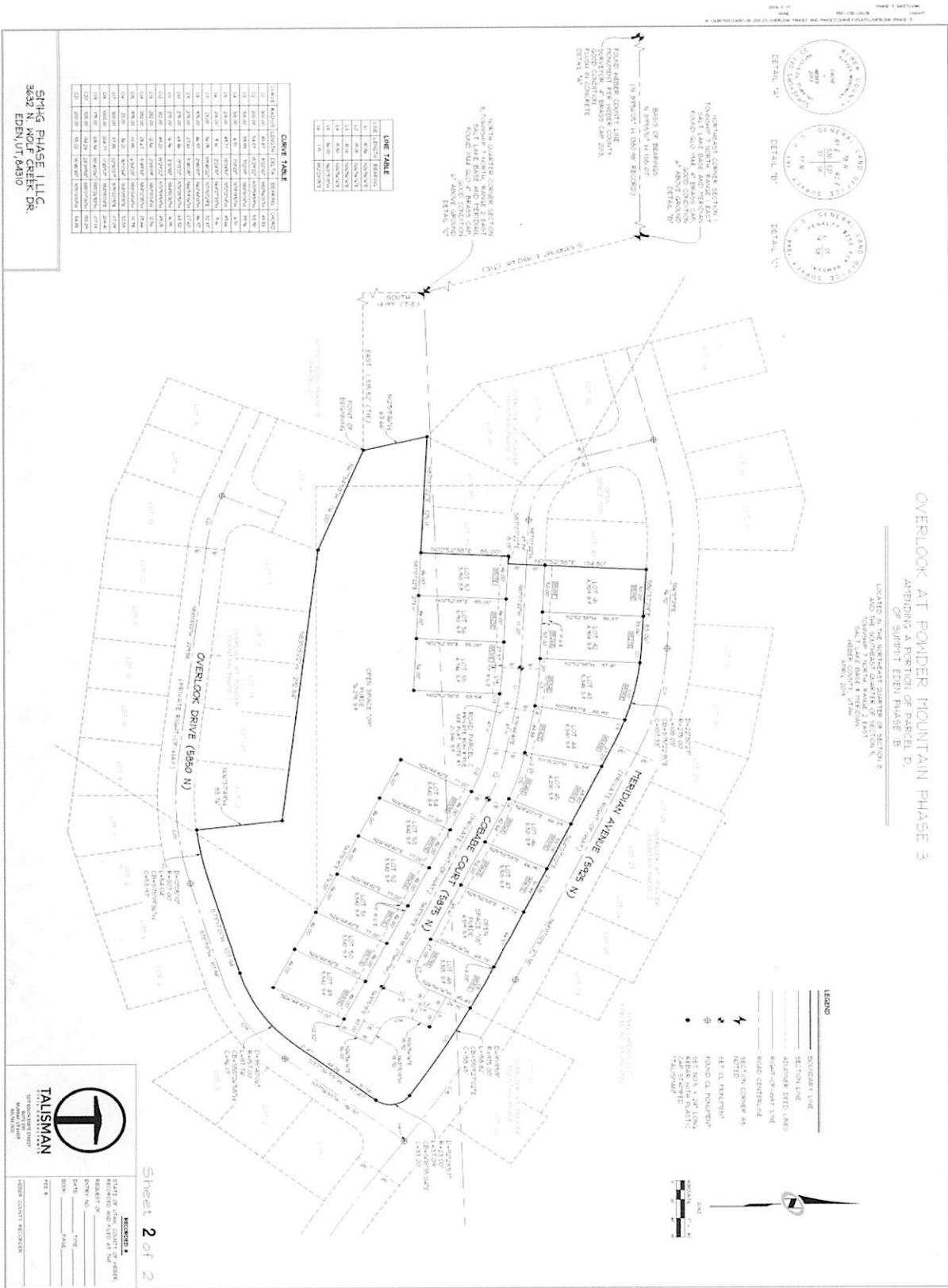
NO. \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

# Exhibit A-Overlook Final Plat Phase 3





- DEVELOPMENT AREAS
- A - Mid-Mountain
  - B - The Ridge
  - C - Earl's Village
  - D - Summit Village
  - E - Gertsen
  - F - The Meadow

The Overall Master Plan depicts conceptual development patterns and connectivity within the proposed Rezone boundary. These areas identify the general development massing, open spaces, recreational components and pedestrian and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

## Overall Master Plan





# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to amend the conditional use permit for the Village at Wolf Creek PRUD.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, April 23, 2019

**Applicant:** The Villages at Wolf Creek, LLC

**File Number:** CUP 2019-04

### Property Information

**Approximate Address:** 3477 North 4875 E, Eden

**Project Area:** 7.59 acres

**Zoning:** FR-3

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** See application for all parcel numbers

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

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@co.weber.ut.us)  
 801-399-8766

**Report Reviewer:** RK

## Applicable Ordinances

- Title 104, Zones, Chapter 17 Forest Resort Zone (FR-3)
- Title 106, Subdivisions, Chapters 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.

## Summary

The purpose of this PRUD amendment is to amend the following elements of the previous PRUD approvals:

On-street parking, the location of public utility easements, landscaping plan, and a decrease in the width of private rights of way within the development.

The proposed changes will not alter the existing density of the development, which consists of 62 dwelling units. The proposed changes will only apply to the multi-family units which are Lots 36 through 62. PRUD amendments require approval from both the Planning Commission and the County Commission. The amendment will go before the County Commission once a recommendation is made by the Planning Commission. Once the County Commission approves of the proposed changes the applicant will be able to receive subdivision approvals reflecting the changes to the plat.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

**Zoning:** The subject property is located in the Forest Residential (FR-3) zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

*The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.*

**Lot area, frontage/width and yard regulations:** The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

The intent of a PRUD is defined in LUC §108-5-2 as follows:

- (a) *A planned residential unit development (PRUD) is intended to allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas. To this end, the development should be planned as one complex land use.*
- (b) *Substantial compliance with the zone regulations and other provisions of this chapter in requiring adequate standards related to the public health, safety, and general welfare shall be observed, without unduly inhibiting the advantages of large scale planning for residential and related purposes.*

Slight changes are being made to the size of the building pads. The changes include widening some building pads by a few inches, while some will be made narrower by a few inches. The proposed changes are shown on Exhibit A which can be compared to the existing platted lots shown on Exhibit B.

**Common Area:** No changes are being proposed to the common area within the development.

**Review Agencies:** A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the review agencies are adhered to.

**Additional design standards and requirements:** The original PRUD included 23 on-street parking spaces and each unit was to have at least a 1-car garage, a total of 54 spaces counting the 4 units with driveways. The current proposal will have one car garages for each unit (27), plus two spaces for the two units that have two car garages, a total of 29 spaces. 18 of the 27 units will have sufficient driveway area for a second space, adding up to a total of 47 spaces. The proposed amendment will have 7 less spaces than originally approved. The applicant is requesting a reduction in the spaces required due to loss of public on-street parking, as the previous on street parking was a possible hazard and snow removal concern. According to §108-8-5, "The planning commission may adjust the required number of spaces listed in this chapter if it determines that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted."

Exhibit C shows the proposed landscaping plan, which consists of the same amount of trees in this phase as the original landscaping plan. The landscaping plan also shows that sidewalk and trails are being proposed on either side of the development. The General Plan indicates that Wolf Creek Drive should have multi use pathways. Staff recommends that

this be a 10' wide trail to meet the multi-use pathway standards of LUC§108-17. The applicant will be required to install or provide a financial guarantee for the proposed improvements prior to recording the future subdivision plat.

One of the proposed changes is to decrease the width of the private right of way known as Creekside Way from 46 feet to 25 feet. The applicant is proposing five-foot public utility easements on either side of Creekside Way. Five-foot public utility easements are being proposed inside the private right of way known as Lakeview Court.

Conditional Use Review: The proposed PRUD is conditionally allowed in the FR-3 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

Design Review: The FR-3 zone and the proposed conditional use, mandate a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

1) Considerations relating to traffic safety and traffic congestion. Although the applicant is proposing to decrease the private right of way width in the development, the proposed travel surface width is 20 feet, meeting the private travel surface width requirement. Traffic safety concerns are not anticipated with the proposed changes.

2) Considerations relating to outdoor advertising. The proposal does not include any outdoor signage other than temporary real estate signage.

3) Considerations relating to landscaping, screening and buffering. The applicant's landscaping plan is included as exhibit C. The proposal includes outdoor dumpsters which require screening. The screening will be required to comply with the Ogden Valley Architectural, Landscape and Screening Design Standards, as outlined in LUC §108-2. The screening will also be required to comply with the clear view of intersecting streets requirement listed in LUC§108-7-7.

4) Considerations relating to buildings and site layout. The design of the buildings on building pads 40 through 57 has been previously approved as part of the previous approvals, including CUP 2000-10 and the de minimis changes that were approved on September 4, 2018.

The design of buildings on pads 36 through 39 has not been amended since the first amendment (CUP 2000-10). The applicant is proposing to change the design of the buildings for pads 36 through 39, as shown on exhibit D. The proposed amendment to these building designs matches the approved design for building pads 40 through 57. The exterior of the buildings will consist of stone, hardie board siding, and wood. In addition to the wood, the proposed colors are grey stone and hardie board with white as an accent color.

Buildings 47 through 56 are proposed to gain access off of Creekside Way instead of Lakeview Court as originally approved. This change is ideal because it will result in less traffic on Lakeview Court.

5) Considerations relating to utility easements, drainage, and other engineering questions. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval. The subject properties are associated with a previously approved Planned Residential Unit Development. The proposed changes are in compliance with the provisions outlined in the Planned Residential Unit Development Chapter.

## Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed Planned Residential Unit Development, the planning commission shall review and consider the following, as applicable:
  - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
  - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*



- *The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
- *The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.*
- *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
- *The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.*

## Staff Recommendation

Staff recommends approval of the request to amend the conditional use permit for the Village at Wolf Creek PRUD (CUP 2019-04). This recommendation for approval is subject to all review agency requirements and is based on the following conditions:

1. Any proposed outdoor lighting will need to comply with the Ogden Valley Outdoor Lighting requirements as listed in Title 108, Chapter 16.
2. The applicant will be required to install or escrow for the proposed improvements.
3. Screening for all outdoor dumpsters as required by LUC Section 108-2.

This recommendation is based on the following findings:

1. The proposed conditional use amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed conditional use amendment complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conditional use amendment.
4. The proposed conditional use amendment will not be detrimental to the public health, safety, or welfare.
5. The proposed conditional use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
6. Planning Commission has determined that unique circumstances exist that warrant an adjustment in the required number of parking spaces.

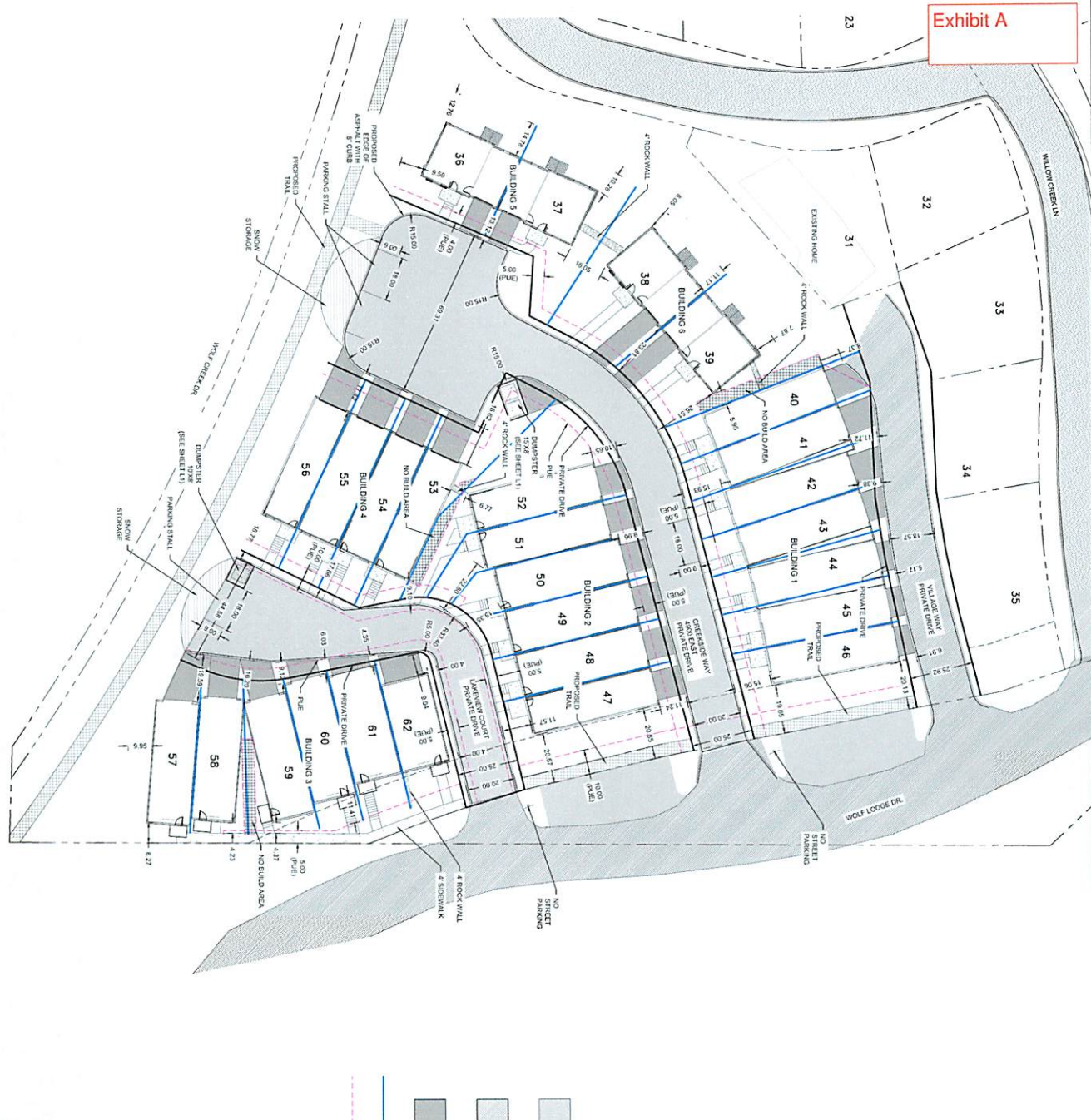
## Exhibits

- A. Proposed Site Plan
- B. Existing Plat
- C. Landscaping Plan
- D. New Building Design

Location Map

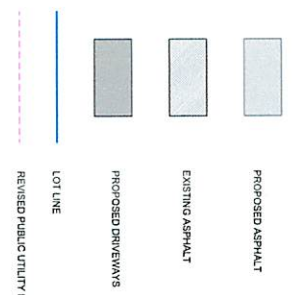






**GENERAL NOTES**

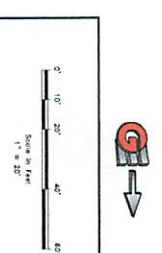
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF UTILITY COMPANIES AND WHETHER POSSIBLE EMBODIMENT TAKEN IN THE FIELD. THE INFORMATION SHOWN TO BE BASED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
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3. THE CONTRACTOR SHALL COOPERATE WITH THE COUNTY AND ALL UTILITY COMPANIES IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
4. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS AND ONE (1) COPY OF THE APPROVED PERMITS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION OF PERMITS ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO EXCAVATION, TRENCHING, SHIELDING, TRAFFIC CONTROL, AND SECURITY.
6. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD AFFECT THE LOCATION OF THE UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES INVOLVED IN THE PROJECT.
10. CONTRACTORS RESPONSIBLE TO COORDINATE WITH THE PROPERTY OWNERS PRIOR TO CONSTRUCTION.
11. LANDSCAPE AND EX. SPRINKLERS SHALL BE RESTORED BY THE CONTRACTOR.
12. NO PARKING ON PRIVATE STREETS. CURBS SHALL BE PAINTED RED AND SIGNS INSTALLED AT THE ENTRANCE.



LOT #	OWNER
36	TYNDALE
37	TYNDALE
38	TYNDALE
39	TYNDALE
40	TYNDALE
41	TYNDALE
42	TYNDALE
43	TYNDALE
44	TYNDALE
45	TYNDALE
46	TYNDALE
47	TYNDALE
48	TYNDALE
49	TYNDALE
50	TYNDALE
51	TYNDALE
52	TYNDALE
53	TYNDALE
54	TYNDALE
55	TYNDALE
56	TYNDALE
57	TYNDALE
58	TYNDALE
59	TYNDALE
60	TYNDALE
61	TYNDALE
62	TYNDALE

**SHEET INDEX**

C1	OVERALL SITE PLAN
C2	GRADING PLAN
C3	LANDSCAPE PLAN
C4	UTILITY PLAN
L1	LANDSCAPE PLAN



**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

UPPER VILLAGES SITE PLAN  
 VILLAGES AT WOLF CREEK  
 CREEKSIDE AND WILLOWBROOK  
 EDEN, WEBER, UTAH



REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 02-27-19
DESIGN: KAN
DRAWN: KAN
CHECKED: KC
DWG:







THE VILLAGE AT WOLF CREEK  
A PLANNED RESIDENTIAL UNIT DEVELOPMENT  
LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 27, AND  
SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

LOT ADDRESS

Table with columns: LOT No., ADDRESS. Lists lots 1 through 62 with their corresponding addresses.

LINE TABLE

Table with columns: LINE No., BEARING, DISTANCE, LINE No., BEARING, DISTANCE, LINE No., BEARING, DISTANCE, LINE No., BEARING, DISTANCE. Contains detailed survey data for each lot.

CURVE TABLE

Table with columns: CURVE No., BEARING, DISTANCE, CURVE No., BEARING, DISTANCE, CURVE No., BEARING, DISTANCE, CURVE No., BEARING, DISTANCE. Contains curve data for the survey.

LOT ACREAGE

Table with columns: LOT No., ACREAGE. Lists lot numbers 1 through 31 and their respective acreages.



SURVEY TECHNOLOGIES  
LAND SURVEYING, INC.  
SUITE 100, 1000 S. 1000 E.  
MURKIN, UTAH 84044  
PHONE (801) 560-7000

LEGAL DESCRIPTION  
SECTION 27, T4S, R1E, S12W, SALT LAKE COUNTY, UTAH. BEING THE NORTHWEST QUARTER OF SECTION 27, AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE TOTAL CENTER BOUNDARY BEING 1.44 ACRES. THE TOTAL AREA OF THE SECTION 27 AND SECTION 22 BEING 1.44 ACRES. THE TOTAL AREA OF THE SECTION 27 AND SECTION 22 BEING 1.44 ACRES. THE TOTAL AREA OF THE SECTION 27 AND SECTION 22 BEING 1.44 ACRES.

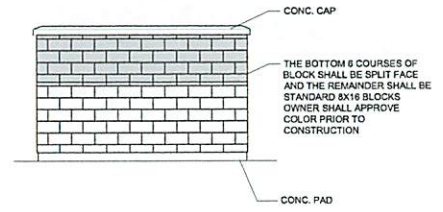
WEEER COUNTY RECORDER  
ENTER THIS PLAT AND RECORD  
IN BOOK PAGE \_\_\_\_\_ OF THE OFFICIAL  
RECORDS FOR \_\_\_\_\_  
RECORDED FOR \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY



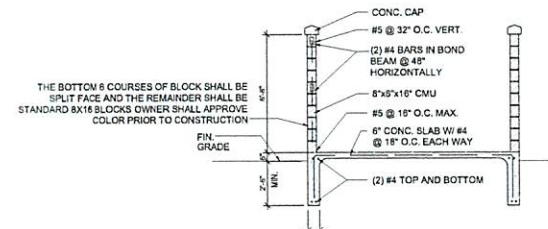
Exhibit C



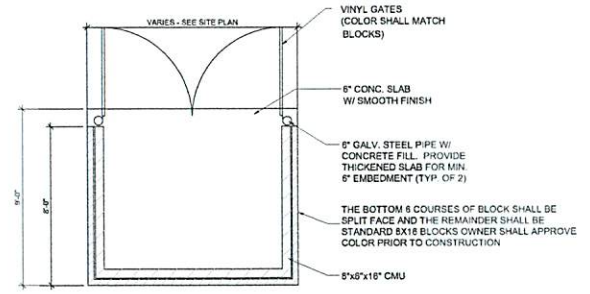
- PROPOSED 5' TRAIL (6' ROADBASE)
- OPEN SPACE/LANDSCAPED AREA (27,390 SF)
- STREET TREES (40 TREES)
- SCREENING TREES (CONIFERS) (16 TREES)
- EXISTING TREE (21 TREES)



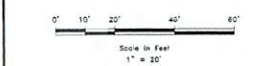
ELEVATION



ENCLOSURE SECTION



TRASH ENCLOSURE PLAN VIEW



SCALE: 1" = 20'	DATE: 02-27-19	DESIGN: JAM	DRAWN: JAM	CHECKED: ME
REVISIONS	DATE	DESCRIPTION		
			DWG.	



LANDSCAPE PLAN  
 VILLAGES AT WOLF CREEK  
 CREEKSIDE AND WILLOWBROOK  
 EDEN, WEBER, UTAH

**GARDNER ENGINEERING**  
 CONSULTANTS & DESIGNERS  
 MUNICIPAL LAND SURVEYING

571.50 SOUTH 3725 EAST T Ogden, UT  
 OFFICE: (801) 476-0305 FAX: (801) 476-0666

L1

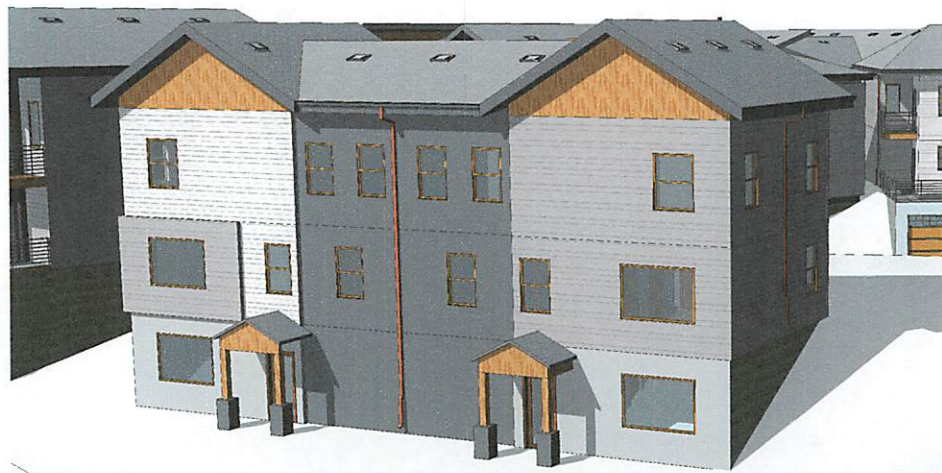




Exhibit D



C1 BLDG 5 & 6 - NORTHEAST VIEW



A1 BLDG 5 & 6 - SOUTHEAST VIEW

NOTE: THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY. PLANS, ELEVATIONS, AND CIVIL ENGINEERING DRAWINGS SHALL GOVERN IN ALL CASES.

DESIGN  
**RAW**  
STUDIO

RAW DESIGN STUDIO  
517 SOUTH 200 WEST  
SALT LAKE CITY, UT 84101  
(801) 215-9729  
info@rawdesignstudio.com  
www.rawdesignstudio.com

**redco**  
REAL ESTATE DEVELOPMENT COMPANY



VILLAGE AT WOLF CREEK  
THE VILLAGES AT WOLF CREEK, LLC.  
EDEN, UT  
BUILDING - PERMIT SET

Rev#	Date	Description
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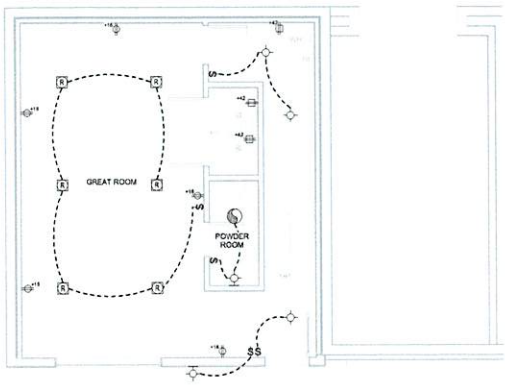
NOTE: THIS DRAWING IS INTENDED FOR A COPY SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job # 18175  
Owner THE VILLAGES AT WOLF CREEK, LLC.  
Date 01/10/2019  
Drawn JH  
Checked DM

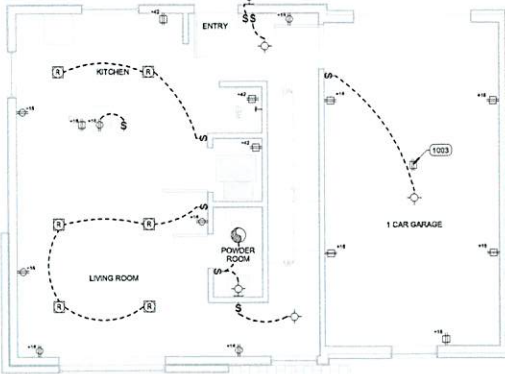
ISOMETRIC VIEW

A510

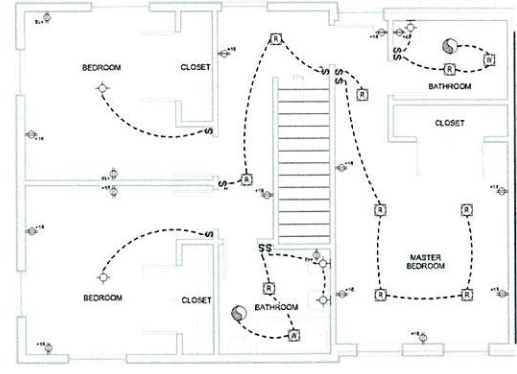




C1 TWIN HOME TYPE - LEVEL 1  
ELECTRICAL FLOOR PLAN Copy 1  
1/4" = 1'-0"



A1 TWIN HOME TYPE - LEVEL 2  
ELECTRICAL FLOOR PLAN Copy 1  
1/4" = 1'-0"



A3 TWIN HOME TYPE - LEVEL 3  
ELECTRICAL FLOOR PLAN Copy 1  
1/4" = 1'-0"

**ELECTRICAL SYMBOLS**

⊗	SWITCH SINGLE	⊗	SWITCH 3 WAY
⊗	SWITCH 4 WAY	⊗	SWITCH 4 WAY
⊗	OUTLET 220V	⊗	SWITCH DIMMER
⊗	OUTLET 110V GFCI	⊗	OUTLET 110V
⊗	FLOOR OUTLET BOX	⊗	OUTLET 220V GFCI
⊗	KEYLESS ENTRY	⊗	EXHAUST FAN
⊗	DATA PORT	⊗	SMOKE DETECTOR
⊗	RECESSED CAN	⊗	CARBON MONOXIDE DETECTOR
⊗	UNDER CABINET LIGHT	⊗	WATERPROOF CAN LIGHT
⊗	WALL MOUNTED LIGHT	⊗	PENDANT LIGHT
⊗	EXTERIOR WALL SCONCE	⊗	WALL MOUNTED EXT LIGHT
⊗	OUTLET 110V HALF-SWITCHED	⊗	
⊗	SURFACE MOUNTED CEILING LIGHT	⊗	
		⊗	1 CEILING FAN

**ELECTRICAL NOTES**

1. ELECTRICAL INFORMATION INCLUDED IS SCHEMATIC FOR PERMIT AND BIDDING PURPOSES. CONFIRM ALL LIGHT, SWITCH, AND OUTLET LOCATIONS AND QUANTITY WITH OWNER PRIOR TO FINAL INSTALLATION.
2. FINAL ELECTRICAL PLAN IS TO BE DESIGN-BUILD CONTRACTOR TO CONFIRM THAT FINAL INSTALLATION MEETS ALL CURRENT CODES AND REQUIREMENTS.
3. EACH DATA PORT TO INCLUDE 1 RG-6, 1 PHONE JACK, AND 2 CAT-6 PORTS.
4. SMOKE DETECTORS ARE REQUIRED WITHIN 24" OF THE HIGH POINT IN AFFECTED ROOMS.
5. SEE SYMBOLS LEGEND FOR LOCATION OF ALL GFCI OUTLETS.
6. ALL OUTLETS MUST BEE T.A.
7. AFCI REQ'D IN ALL BEDROOMS.
8. GFCI REQ'D AT ALL A/C CONDENSER LOCATIONS.
9. ALL LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED SUITABLE FOR WET LOCATIONS. ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED SUITABLE FOR DAMP LOCATIONS OR SUITABLE FOR DAMP LOCATIONS, PER IRC E4003.3.
10. WHERE MORE THAN TWO CONDUCTORS ARE INSTALLED, WITHOUT MAINTAINING SPACINGS BETWEEN THE CABLES, THROUGH THE SAME OPENING IN WOOD FRAMING THAT IS TO BE SEALED WITH THERMAL INSULATION, CAULK, OR SEALING FOAM, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE DERATED AS REQUIRED BY IRC E3104.4.
11. A 3" GAP SHALL BE PLACED BETWEEN CAN LIGHTING OR CEILING FAN MOTORS TO ANY COMBUSTIBLE INSULATION PER IRC R302.13.

**KEYED NOTES**

1003 CEILING OUTLET FOR GARAGE DOOR OPENER.



RAW DESIGN STUDIO  
517 SOUTH 200 WEST  
SALT LAKE CITY, UT 84101  
(801) 215-9729  
info@rawdsgnstudio.com  
www.rawdsgnstudio.com



VILLAGE AT WOLF CREEK  
THE VILLAGES AT WOLF CREEK, LLC.  
EDEN, UT  
BUILDING - PERMIT SET

Rev#	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A "COPY" SHEET. IF PRINTED ON ANYTHING ELSE, THIS IS A REDUCED COPY. PLEASE SCALE ACCORDINGLY.

Job # 181175  
Owner THE VILLAGES AT WOLF CREEK, LLC.  
Date 01/10/2019  
Drawn JH  
Checked DM

TWIN HOUSE  
UNIT TYPE -  
ELEC PLAN

E106





# 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 Village at Wolf Creek PRUD Amendment.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, April 23, 2019

**Applicant:** The Villages at Wolf Creek, LLC

**File Number:** UVV032119

### Property Information

**Approximate Address:** 3477 North 4875 E, Eden

**Project Area:** 7.59 acres

**Zoning:** FR-3

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** See application for all parcel numbers

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

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** CE

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 17
- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 108, Chapter 5 (Planned Residential Unit Developments)

## Development History

- The original PRUD (known as Apple Knoll) received conditional use permit approval from the Weber County Commission on March 13, 1996.
- An amendment to the conditional use permit, for a revised site plan and changes to the housing styles, was approved by the County Commission on July 12, 2000.
- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.
- The Ogden Valley Planning Commission recommended approval of the amendment to the conditional use permit (CUP 2019-04) to the County Commission on April 23, 2019.

## Background and Summary

The applicant is requesting preliminary approval of the Village at Wolf Creek PRUD 1st amendment. The purpose of this plat amendment is to reflect the changes made by the most recent conditional use permit amendment to the Village at Wolf Creek PRUD. These changes include narrowing private rights of way, changing the location of public utility easements, and making minor changes to building pad widths.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

Zoning: The subject property is located in the Forest Residential (FR-3) zone. The purpose and intent of the FR-3 zone is identified in the LUC §104-17-1 as:

*The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts.*

Lot area, frontage/width and yard regulations: The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

Culinary water and sanitary sewage disposal: Culinary water and sewer have been installed in this area and are being provided by Wolf Creek Water and Sewer Improvement District.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Public Notice: A notice has been mailed not less than 10 calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision.

### Staff Recommendations

Staff recommends final approval of the Village at Wolf Creek PRUD 1st amendment, consisting of 27 units located at 3477 North 4875 E. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All outdoor lighting must be compliant with the Ogden Valley Outdoor Lighting standards.
2. The applicant will be required to escrow for or install any improvements that are not already escrowed for with the prior approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

### Exhibits

- A. Prior Plat
- B. Proposed Plat



Location Map















# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for final approval of Village at Wolf Creek PRUD Amendment.

**Type of Decision:** Administrative

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**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** See application for all parcel numbers

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

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** CE

## Applicable Ordinances

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## Development History

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- The Village at Wolf Creek PRUD subdivision was recorded on April 16, 2002.
- De minimis changes, including new architectural designs of multifamily dwellings, to the conditional use permit were approved on September 4, 2018.
- The Ogden Valley Planning Commission recommended approval of the amendment to the conditional use permit (CUP 2019-04) to the County Commission on April 23, 2019.
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The applicant is requesting final approval of the Village at Wolf Creek PRUD 1st amendment. The purpose of this plat amendment is to reflect the changes made by the most recent conditional use permit amendment to the Village at Wolf Creek PRUD. These changes include narrowing private rights of way, changing the location of public utility easements, and making minor changes to building pad widths.

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Lot area, frontage/width and yard regulations: The site development standards for the FR-3 zone require a minimum lot area of 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two. The FR-3 zone requires a minimum lot width of 60 feet. Prior approvals were granted based on the density of the FR-3 zoning standards and the flexibility of the Planned Residential Unit Development Standards.

Culinary water and sanitary sewage disposal: Culinary water and sewer have been installed in this area and are being provided by Wolf Creek Water and Sewer Improvement District.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

## Staff Recommendations

Staff recommends final approval of the Village at Wolf Creek PRUD 1st amendment, consisting of 27 units located at 3477 North 4875 E, Eden. This recommendation is subject to all review agency requirements and is based on the following conditions:

1. All outdoor lighting must be compliant with the Ogden Valley Outdoor Lighting standards.
2. The applicant will be required to escrow for or install any improvements that are not already escrowed for with the prior approval.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

## Exhibits

- A. Prior Plat
- B. Proposed Plat

Location Map



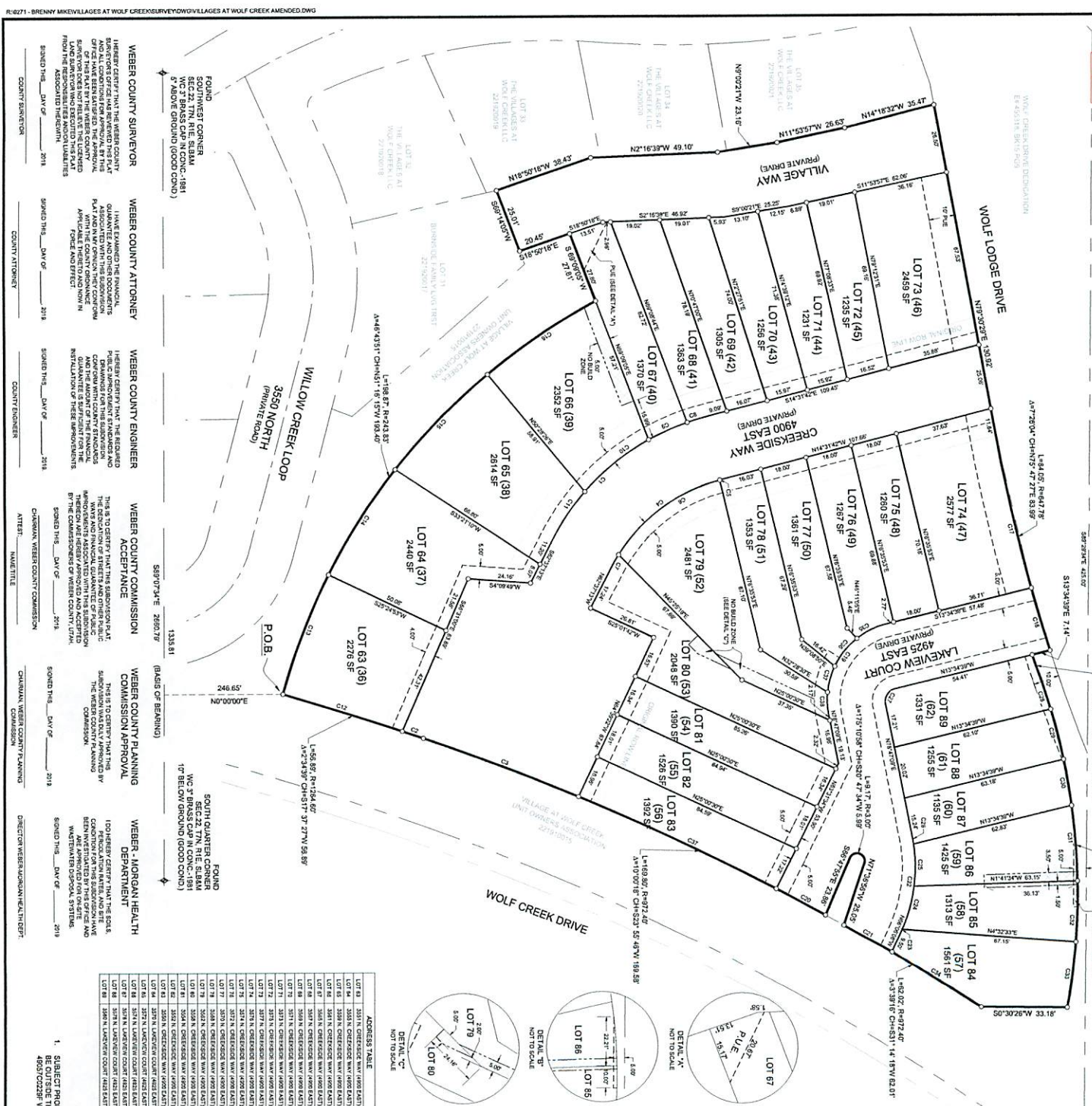






**Exhibit B**

**THE VILLAGE AT WOLF CREEK 1ST AMENDMENT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH MARCH 2019



OWNER #	LENGTH	WIDTH	AREA	PERCENT	PERCENT	PERCENT
C1	17.00	11.00	187.00	0.33	0.33	0.33
C2	17.00	11.00	187.00	0.33	0.33	0.33
C3	17.00	11.00	187.00	0.33	0.33	0.33
C4	17.00	11.00	187.00	0.33	0.33	0.33
C5	17.00	11.00	187.00	0.33	0.33	0.33
C6	17.00	11.00	187.00	0.33	0.33	0.33
C7	17.00	11.00	187.00	0.33	0.33	0.33
C8	17.00	11.00	187.00	0.33	0.33	0.33
C9	17.00	11.00	187.00	0.33	0.33	0.33
C10	17.00	11.00	187.00	0.33	0.33	0.33
C11	17.00	11.00	187.00	0.33	0.33	0.33
C12	17.00	11.00	187.00	0.33	0.33	0.33
C13	17.00	11.00	187.00	0.33	0.33	0.33
C14	17.00	11.00	187.00	0.33	0.33	0.33
C15	17.00	11.00	187.00	0.33	0.33	0.33
C16	17.00	11.00	187.00	0.33	0.33	0.33
C17	17.00	11.00	187.00	0.33	0.33	0.33
C18	17.00	11.00	187.00	0.33	0.33	0.33
C19	17.00	11.00	187.00	0.33	0.33	0.33
C20	17.00	11.00	187.00	0.33	0.33	0.33
C21	17.00	11.00	187.00	0.33	0.33	0.33
C22	17.00	11.00	187.00	0.33	0.33	0.33
C23	17.00	11.00	187.00	0.33	0.33	0.33
C24	17.00	11.00	187.00	0.33	0.33	0.33
C25	17.00	11.00	187.00	0.33	0.33	0.33
C26	17.00	11.00	187.00	0.33	0.33	0.33
C27	17.00	11.00	187.00	0.33	0.33	0.33
C28	17.00	11.00	187.00	0.33	0.33	0.33
C29	17.00	11.00	187.00	0.33	0.33	0.33
C30	17.00	11.00	187.00	0.33	0.33	0.33
C31	17.00	11.00	187.00	0.33	0.33	0.33
C32	17.00	11.00	187.00	0.33	0.33	0.33
C33	17.00	11.00	187.00	0.33	0.33	0.33
C34	17.00	11.00	187.00	0.33	0.33	0.33
C35	17.00	11.00	187.00	0.33	0.33	0.33
C36	17.00	11.00	187.00	0.33	0.33	0.33
C37	17.00	11.00	187.00	0.33	0.33	0.33
C38	17.00	11.00	187.00	0.33	0.33	0.33
C39	17.00	11.00	187.00	0.33	0.33	0.33
C40	17.00	11.00	187.00	0.33	0.33	0.33
C41	17.00	11.00	187.00	0.33	0.33	0.33
C42	17.00	11.00	187.00	0.33	0.33	0.33
C43	17.00	11.00	187.00	0.33	0.33	0.33
C44	17.00	11.00	187.00	0.33	0.33	0.33
C45	17.00	11.00	187.00	0.33	0.33	0.33
C46	17.00	11.00	187.00	0.33	0.33	0.33
C47	17.00	11.00	187.00	0.33	0.33	0.33
C48	17.00	11.00	187.00	0.33	0.33	0.33
C49	17.00	11.00	187.00	0.33	0.33	0.33
C50	17.00	11.00	187.00	0.33	0.33	0.33
C51	17.00	11.00	187.00	0.33	0.33	0.33
C52	17.00	11.00	187.00	0.33	0.33	0.33
C53	17.00	11.00	187.00	0.33	0.33	0.33
C54	17.00	11.00	187.00	0.33	0.33	0.33
C55	17.00	11.00	187.00	0.33	0.33	0.33
C56	17.00	11.00	187.00	0.33	0.33	0.33
C57	17.00	11.00	187.00	0.33	0.33	0.33
C58	17.00	11.00	187.00	0.33	0.33	0.33
C59	17.00	11.00	187.00	0.33	0.33	0.33
C60	17.00	11.00	187.00	0.33	0.33	0.33
C61	17.00	11.00	187.00	0.33	0.33	0.33
C62	17.00	11.00	187.00	0.33	0.33	0.33
C63	17.00	11.00	187.00	0.33	0.33	0.33
C64	17.00	11.00	187.00	0.33	0.33	0.33
C65	17.00	11.00	187.00	0.33	0.33	0.33
C66	17.00	11.00	187.00	0.33	0.33	0.33
C67	17.00	11.00	187.00	0.33	0.33	0.33
C68	17.00	11.00	187.00	0.33	0.33	0.33
C69	17.00	11.00	187.00	0.33	0.33	0.33
C70	17.00	11.00	187.00	0.33	0.33	0.33
C71	17.00	11.00	187.00	0.33	0.33	0.33
C72	17.00	11.00	187.00	0.33	0.33	0.33
C73	17.00	11.00	187.00	0.33	0.33	0.33
C74	17.00	11.00	187.00	0.33	0.33	0.33
C75	17.00	11.00	187.00	0.33	0.33	0.33
C76	17.00	11.00	187.00	0.33	0.33	0.33
C77	17.00	11.00	187.00	0.33	0.33	0.33
C78	17.00	11.00	187.00	0.33	0.33	0.33
C79	17.00	11.00	187.00	0.33	0.33	0.33
C80	17.00	11.00	187.00	0.33	0.33	0.33
C81	17.00	11.00	187.00	0.33	0.33	0.33
C82	17.00	11.00	187.00	0.33	0.33	0.33
C83	17.00	11.00	187.00	0.33	0.33	0.33
C84	17.00	11.00	187.00	0.33	0.33	0.33
C85	17.00	11.00	187.00	0.33	0.33	0.33
C86	17.00	11.00	187.00	0.33	0.33	0.33
C87	17.00	11.00	187.00	0.33	0.33	0.33
C88	17.00	11.00	187.00	0.33	0.33	0.33
C89	17.00	11.00	187.00	0.33	0.33	0.33
C90	17.00	11.00	187.00	0.33	0.33	0.33
C91	17.00	11.00	187.00	0.33	0.33	0.33
C92	17.00	11.00	187.00	0.33	0.33	0.33
C93	17.00	11.00	187.00	0.33	0.33	0.33
C94	17.00	11.00	187.00	0.33	0.33	0.33
C95	17.00	11.00	187.00	0.33	0.33	0.33
C96	17.00	11.00	187.00	0.33	0.33	0.33
C97	17.00	11.00	187.00	0.33	0.33	0.33
C98	17.00	11.00	187.00	0.33	0.33	0.33
C99	17.00	11.00	187.00	0.33	0.33	0.33
C100	17.00	11.00	187.00	0.33	0.33	0.33

**NOTES**

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN PER FEMA MAP NO. 46057C0228P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

**LEGEND**

- WEBER COUNTY HONORARIAS NOTED
- SET POINT AND CUP
- MARKER GARDEN ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTIONAL LINE
- PUBLIC UTILITY EASEMENT (PUE)
- NO-BUILD ZONE

**SCALE**

0' 10' 20' 40' 60'

Scale in Feet  
1" = 20'

**VICINITY MAP**  
NOT TO SCALE

**STATE OF UTAH**

**COUNTY OF WEBER**

**DATE** \_\_\_\_\_ DAY \_\_\_\_\_ 2019

**BY** \_\_\_\_\_

**WEBER COUNTY ENGINEER**

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

**WEBER COUNTY HEALTH DEPARTMENT**

**WEBER COUNTY COMMISSION ACCEPTANCE**

**WEBER COUNTY ATTORNEY**

**WEBER COUNTY SURVEYOR**