



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval of a conditional use permit amendment to amend the house types for single family lots within the Village at Wolf Creek Development, and to obtain approval for short term rentals on 20 lots.

Application Type: Administrative

File Number: CUP 2021-06

Applicant: Conley Hubert

Agenda Date: Tuesday, April 6, 2021

Approximate Address: 4880 E Willow Creek Loop

Project Area: 7.59 acres

Zoning: FR-3

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: Many parcel numbers, see application

Township, Range, Section: Township 7 North, Range 1 East, Section 22

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

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

Report Reviewer: RG

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 17 (FR-3 zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 5 (PRUD)

Background and Summary

This is an amendment to a PRUD known as the Village at Wolf Creek. The County Commission is the final approval body for PRUD amendments.

The applicant is requesting to amend the conditional use permit for the Village at Wolf Creek PRUD, specifically the required house types associated with the single family lots. The proposed amendments will apply to the following lots: Lot 3, 5, 7, 9, 11, 12, 14, 15, 16, 17, 18, 23, 25, 26, 32, 33, 34, and 35. The owners of lots 24 and 29 have also been included on the proposed amendment. The original house types for each lot were proposed by the original developer in 2000 and were amended once in 2005.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the Planning Commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: The established use of the property, as higher density residential, is not proposed to change. The only proposed changes are to the house types that were previously approved. Planning staff does not feel that the proposed changes to the house types are contradictory to the general plan.

Zoning: The subject property is in the FR-3 zone, which allows a Planned Residential Unit Development with a conditional use permit. During the approval process, the Village at Wolf Creek established a 4 foot building setback from all property lines, as shown on the existing subdivision plat.

Conditional Use Review: The review of a conditional use permit includes the consideration of the following standards:

1. Standards relating to safety for persons and property.
2. Standards relating to infrastructure, amenities, and services.
3. Standards relating to the environment.
4. Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan.
5. Standards relating to performance.
6. Standards generally.
7. Voluntary contribution.

The proposal is not anticipated to cause safety concerns for persons and property. The proposal already has the necessary infrastructure, amenities, and services. The proposal is not anticipated to cause detrimental impact to the environment. Regarding performance, the Planning staff has not asked for any demonstrated ability to perform financially, as the lots are already platted and infrastructure exists. The standard that should be considered in this amendment is the standard relating to the qualities and characteristics of the surrounding area. The following is staff's analysis of this proposal regarding the qualities and characteristics of the surrounding area:

As part of this conditional use review, staff reviewed the existing house types that have been approved for the applicable lots. **Exhibit A** is a site plan showing the existing house types that are approved for each lot. Exhibit A also includes building elevations and floorplans that were established for each unit from the original approvals.

The proposed amendment would remove the requirement of specific floor plans, as well as specific elevations. The applicant is proposing to have general standards that each dwelling would need to implement. The applicant's narrative describing these standards is included as **Exhibit B**. The applicant has included general elevations of what the buildings would look like, under the proposed standards.

The proposed building elevations have similar features to the previously approved units, including similar roof pitches and exterior materials. The applicant proposes to include fiber cement siding, natural wood siding, stucco, brick, and stone as acceptable building materials.

The amendment includes a request to have a building height allowance of 45 feet. Staff recommends restricting the building height to 35 feet. The proposal includes language that would require any accessory buildings to have identical materials as the dwelling. The proposal also includes language that allows only brick, stone, wrought iron, and vinyl fences.

As part of the amendment, the applicant has requested a short term rental approval for all of the lots included in this amendment. Short term rentals are currently a conditional use within the FR-3 zone. Instead of each individual applying for a separate STR permit, the developer would like to market the lots as already approved for STR. Given that each unit will have the required 2 parking spaces, Planning Staff recommends that this development receive an overall approval (for only the lots on this application) for STRS.

Staff Recommendation to the Planning Commission

Staff recommends approval of this conditional use application subject to all review agency requirements and the following conditions:

1. Average building height cannot exceed 40 feet.
2. A notice must be recorded to each of the lots in this amendment, indicating which changes were made as part of this approval. The notice must be prepared and approved by the Planning Division prior to receiving the conditional use permit amendment.

This recommendation is based on the following findings:

1. The Planning Commission has considered the conditional use standards and has imposed reasonable standards to mitigate any detrimental impact to the surrounding area.

Planning Commission Recommendation

After hearing the staff recommendation and considering this item during a public meeting on March 23, 2021, the Ogden Valley Planning Commission unanimously passed the following motion:

Recommend approval of the Mountain Rustic and Mountain Craftsman home designs with earth tone colors, and not white. Recommend denial of 40 feet height limit, Mountain Modern design, and the request for short term rentals.

The recommendation for denial of 40 feet height limit is based on the fact that the homes in this area have an average height of 35 feet. The recommendation for denial of the Mountain Modern house type and white as a house color is that it does not fit in with the surrounding area house types. The recommendation for denial of short term rentals is based on the fact that the Planning Commission felt the private roads within the development are too narrow and will cause a safety issue.

Staff Recommendation after the Planning Commission Consideration

After considering potential effects anticipated by the Planning Commission, Planning Staff recommends that the application be approved with the following conditions.

1. Average building height cannot exceed 35 feet.
2. A notice must be recorded to each of the lots in this amendment, indicating which changes were made as part of this approval. The notice must be prepared and approved by the Planning Division prior to receiving the conditional use permit amendment.
3. That the color white is not allowed as a primary house color.
4. That the Mountain Modern house type is not allowed.
5. That 'no parking' signs be placed along the private street, in front of each unit included as part of this application.
6. That two on-site parking spaces be provided per unit, either through a dwelling's garage or driveway. If a dwelling does not have sufficient driveway area, the two car garage shall be used as the two parking spaces.

Exhibits

- A. Existing approved house plans with site plan.
- B. Applicant's narrative with proposed house types.



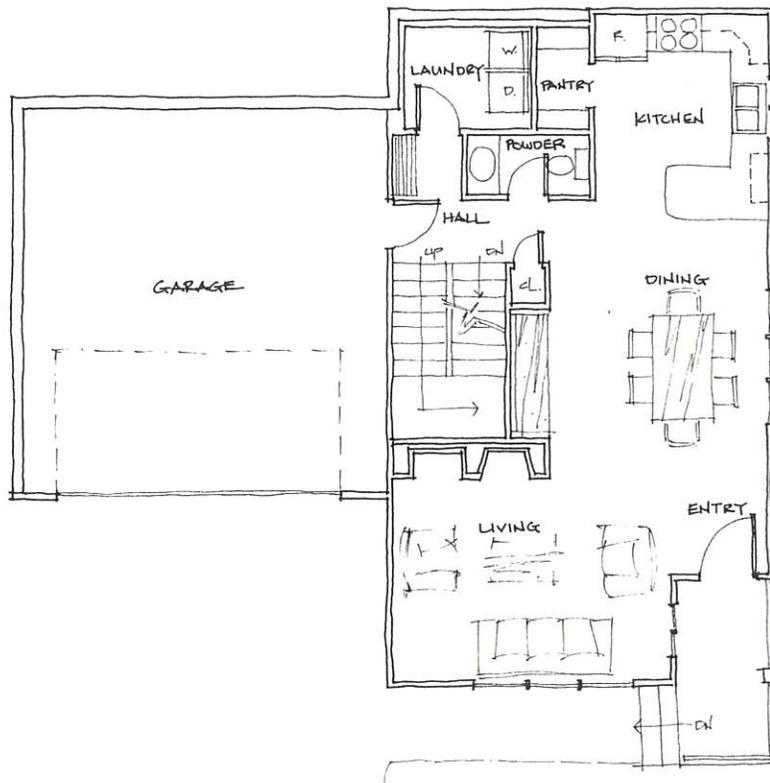
THE VILLAGE AT WOLF CREEK
REVISED MODEL DISTRIBUTION PLAN
September 26, 2005

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE

GENERAL TYPE: SIDE YARD RESIDENTIAL



STREET ELEVATION



MAIN FLOOR PLAN

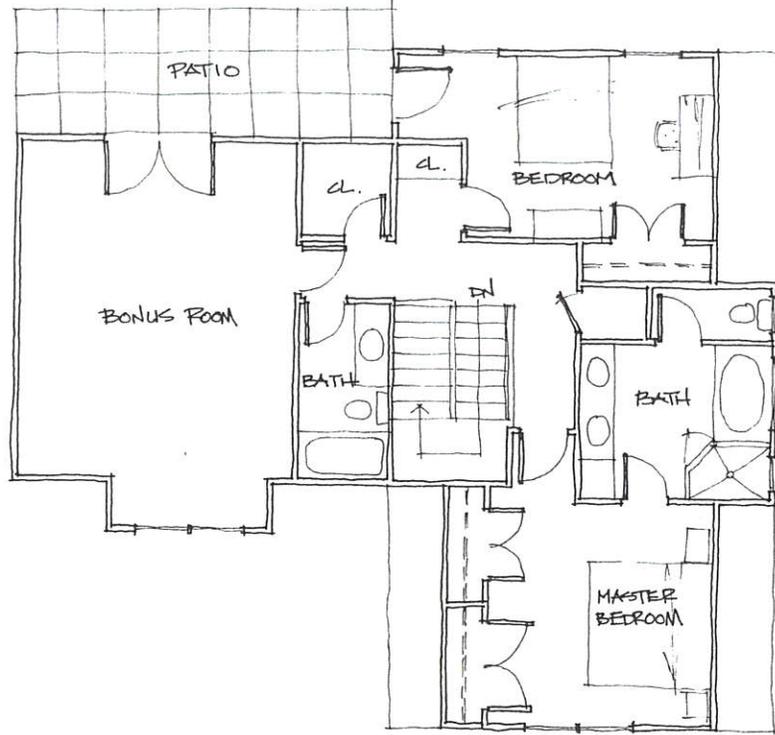
PLAN TYPE: HOUSE
 22' X 38'
 CORNER PORCH / GABLE END
 SIDE GARAGE

ATTRIBUTES:

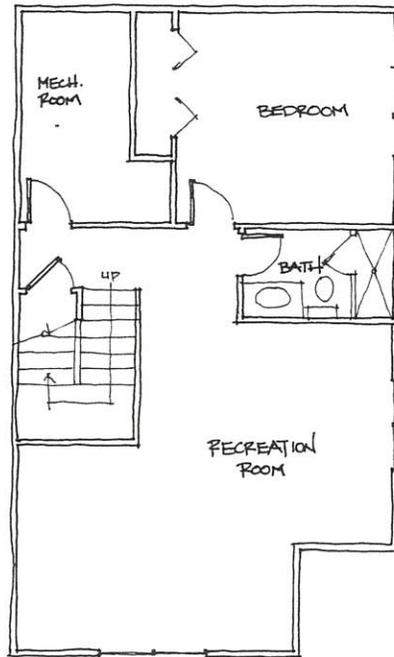
PLAN AREA: 1,944 SF
 DIMENSIONS: 22' x 38'
 VISUAL: TWO STORY
 CAR ACCESS: 2 CAR ATTACHED GARAGE

PROGRAM: 3 BEDROOM 2.5 BATH
 MARKET SEGMENT: SINGLE FAMILY

UPPER FLOOR PLAN



LOWER FLOOR PLAN



PLAN TYPE: HOUSE
 22' X 38'
 CORNER PORCH / GABLE END
 SIDE GARAGE

ATTRIBUTES:

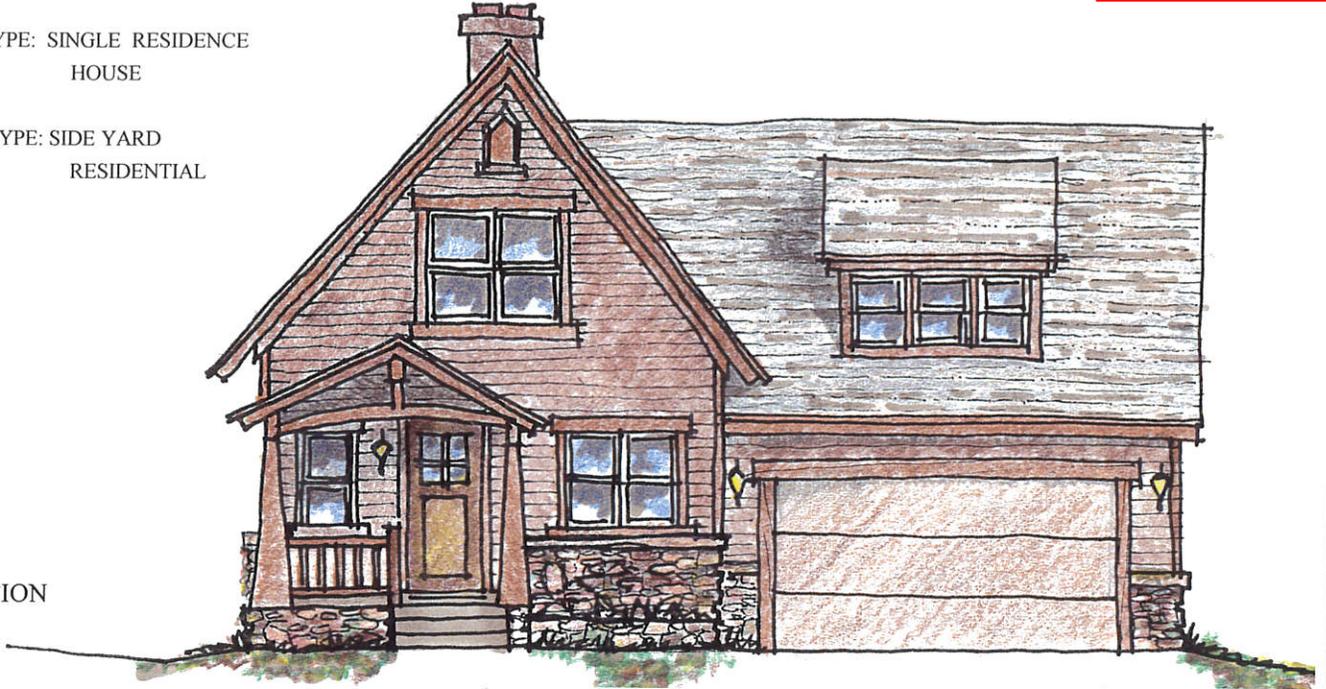
PLAN AREA: 1,944 SF
 DIMENSIONS: 22' x 38'
 VISUAL: TWO STORY
 CAR ACCESS: 2 CAR ATTACHED GARAGE

PROGRAM: 3 BEDROOM 2.5 BATH
 MARKET SEGMENT: SINGLE FAMILY

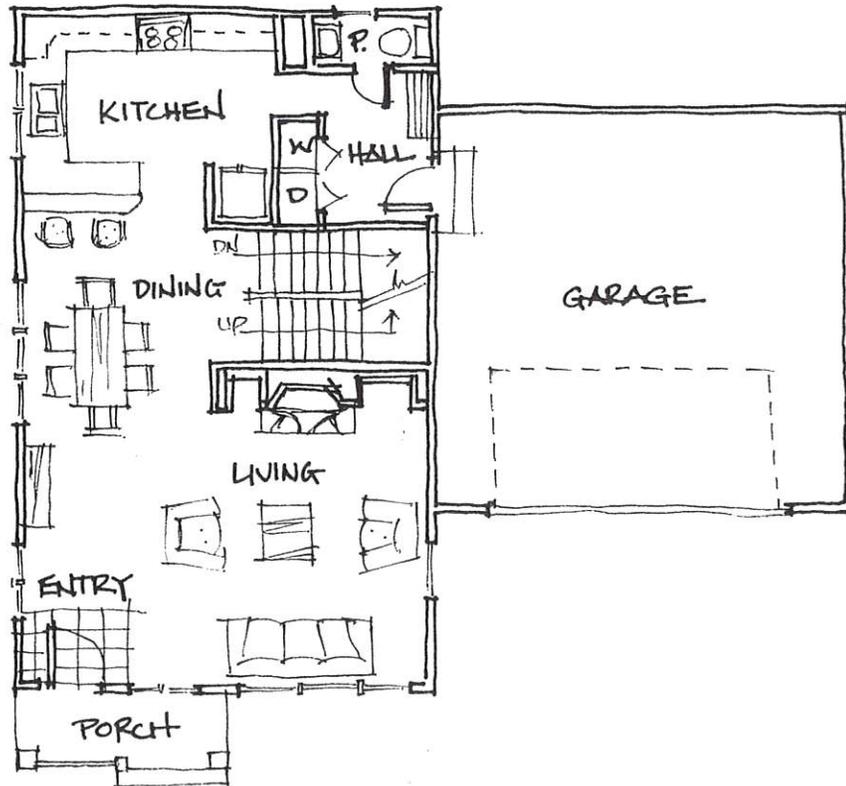
SPECIFIC TYPE: SINGLE RESIDENCE
HOUSE

GENERAL TYPE: SIDE YARD
RESIDENTIAL

STREET
ELEVATION



MAIN FLOOR PLAN



PLAN TYPE: HOUSE
 21' X 32'
 FRONT PORCH / GABLE END
 SIDE GARAGE

ATTRIBUTES:

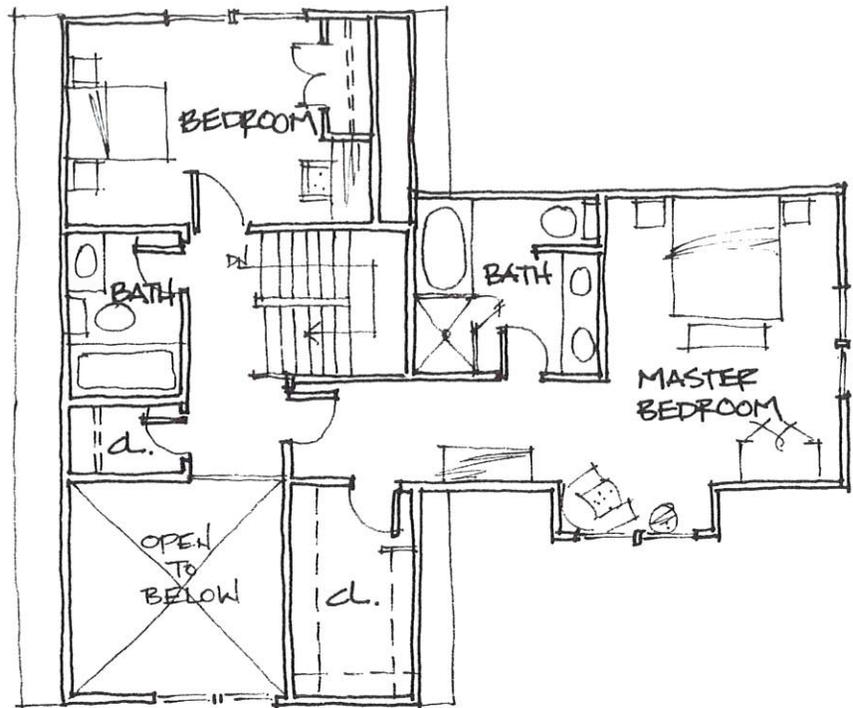
PLAN AREA: 1,184 SF
 DIMENSIONS: 21' x 32'
 VISUAL: TWO STORY
 CAR ACCESS: 2 CAR ATTACHED GARAGE

PROGRAM: 3 BEDROOM 2.5 BATH
 MARKET SEGMENT: SINGLE FAMILY

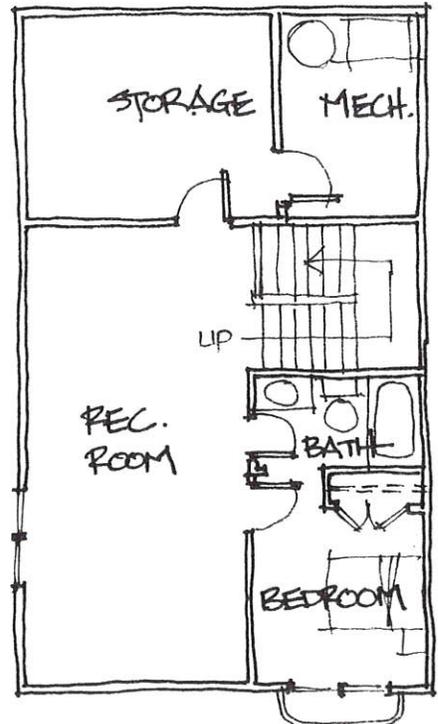
R E S I D E N T I A L B U I L D I N G

2005

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE
GENERAL TYPE: SIDE YARD RESIDENTIAL



UPPER FLOOR PLAN



LOWER FLOOR PLAN

PLAN TYPE: HOUSE
21' X 32'
FRONT PORCH / GABLE END
SIDE GARAGE

ATTRIBUTES:
PLAN AREA: 1,184 SF
DIMENSIONS: 21' x 32'
VISUAL: TWO STORY
CAR ACCESS: 2 CAR ATTACHED GARAGE
PROGRAM: 3 BEDROOM 2.5 BATH
MARKET SEGMENT: SINGLE FAMILY

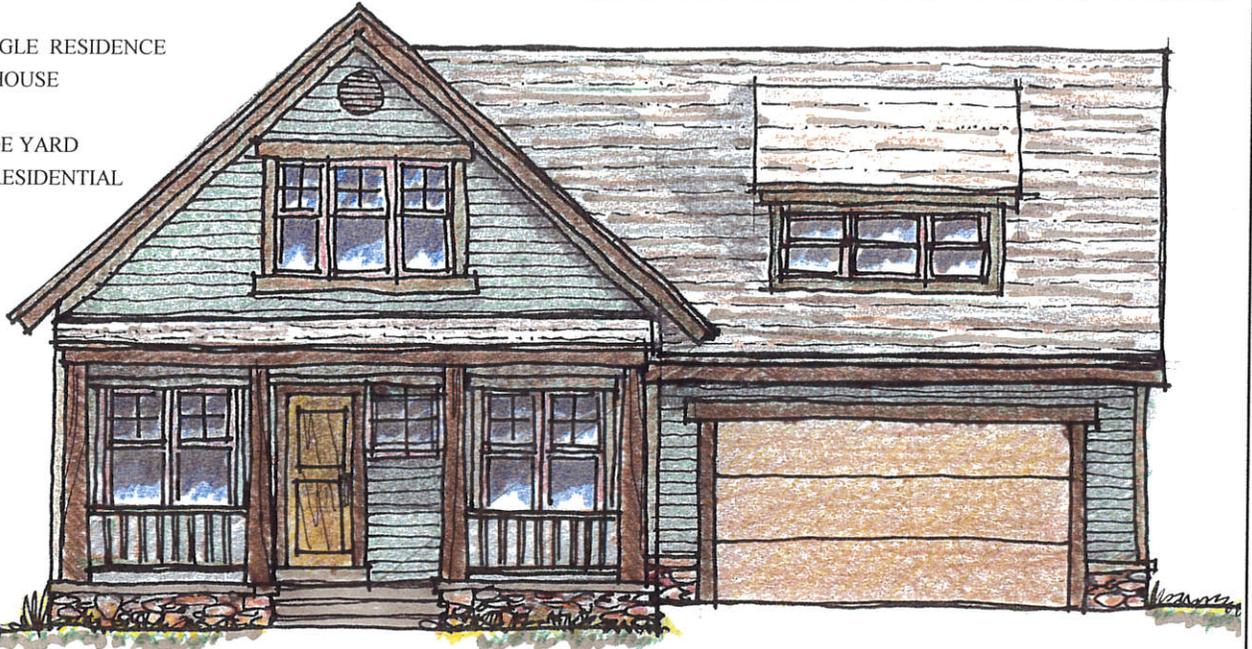
R E S I D E N T I A L B U I L D I N G T Y P E S

2005

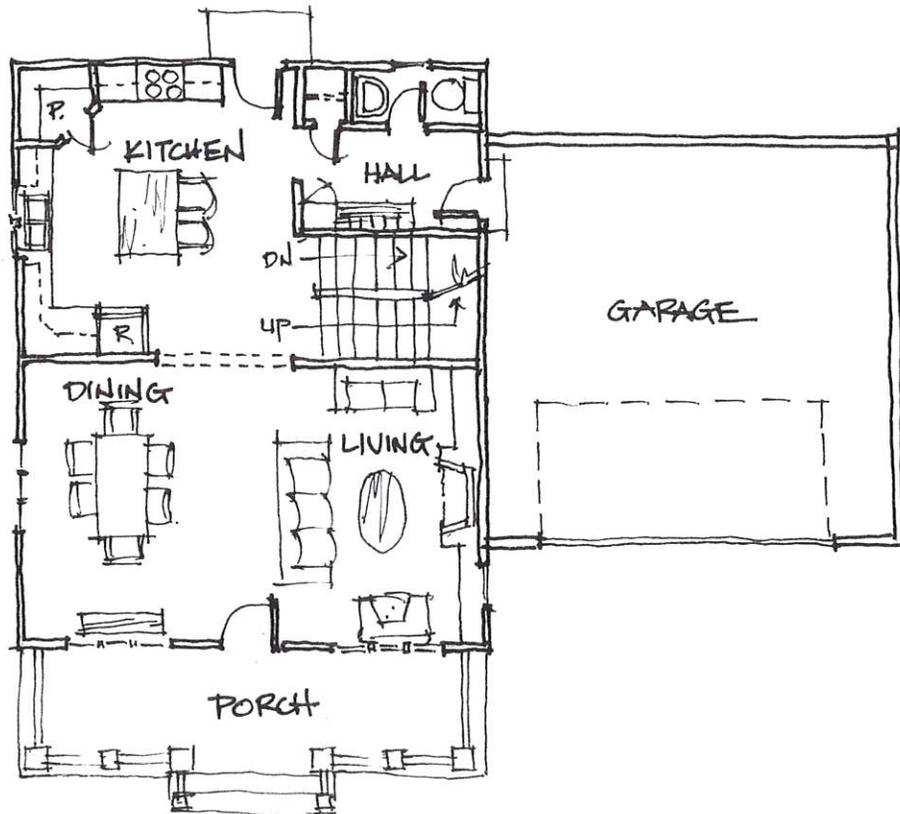
SPECIFIC TYPE: SINGLE RESIDENCE
HOUSE

GENERAL TYPE: SIDE YARD
RESIDENTIAL

STREET
ELEVATION



MAIN FLOOR PLAN



PLAN TYPE: HOUSE
23' X 30'
FRONT PORCH / GABLE END
SIDE GARAGE

ATTRIBUTES:

PLAN AREA: 1,184 SF

DIMENSIONS: 23' x 30'

VISUAL: TWO STORY

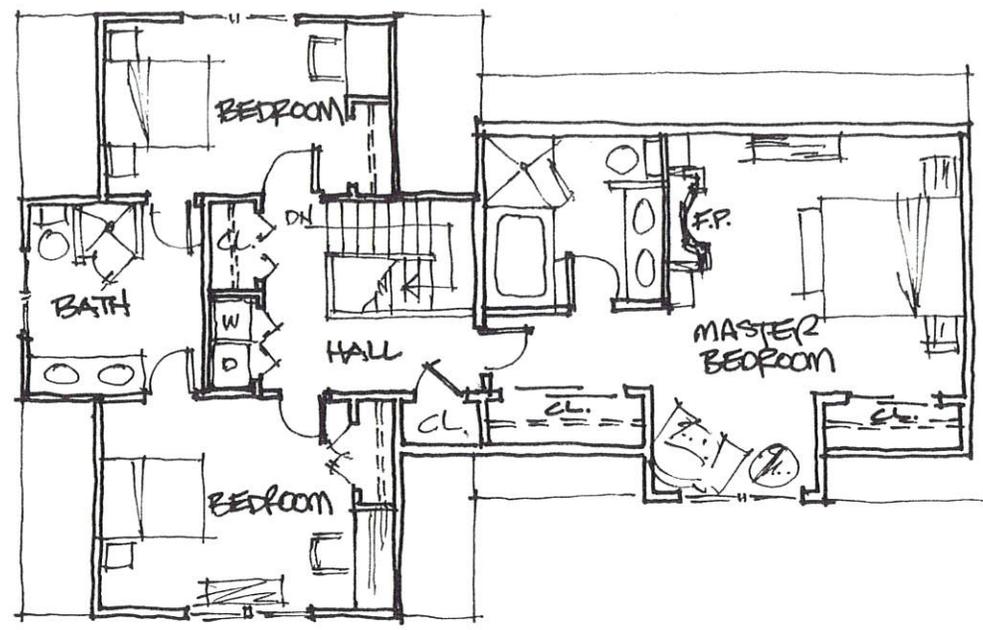
CAR ACCESS: 2 CAR ATTACHED GARAGE

PROGRAM: 4 BEDROOM 3.5 BATH

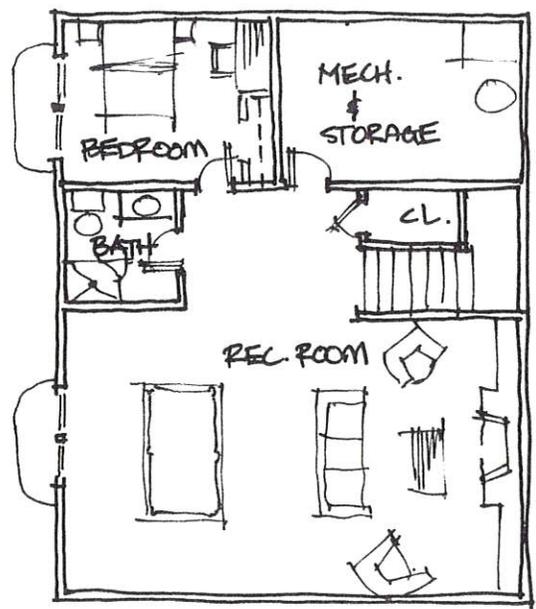
MARKET SEGMENT: SINGLE FAMILY

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE

GENERAL TYPE: SIDE YARD RESIDENTIAL



UPPER FLOOR PLAN



LOWER FLOOR PLAN

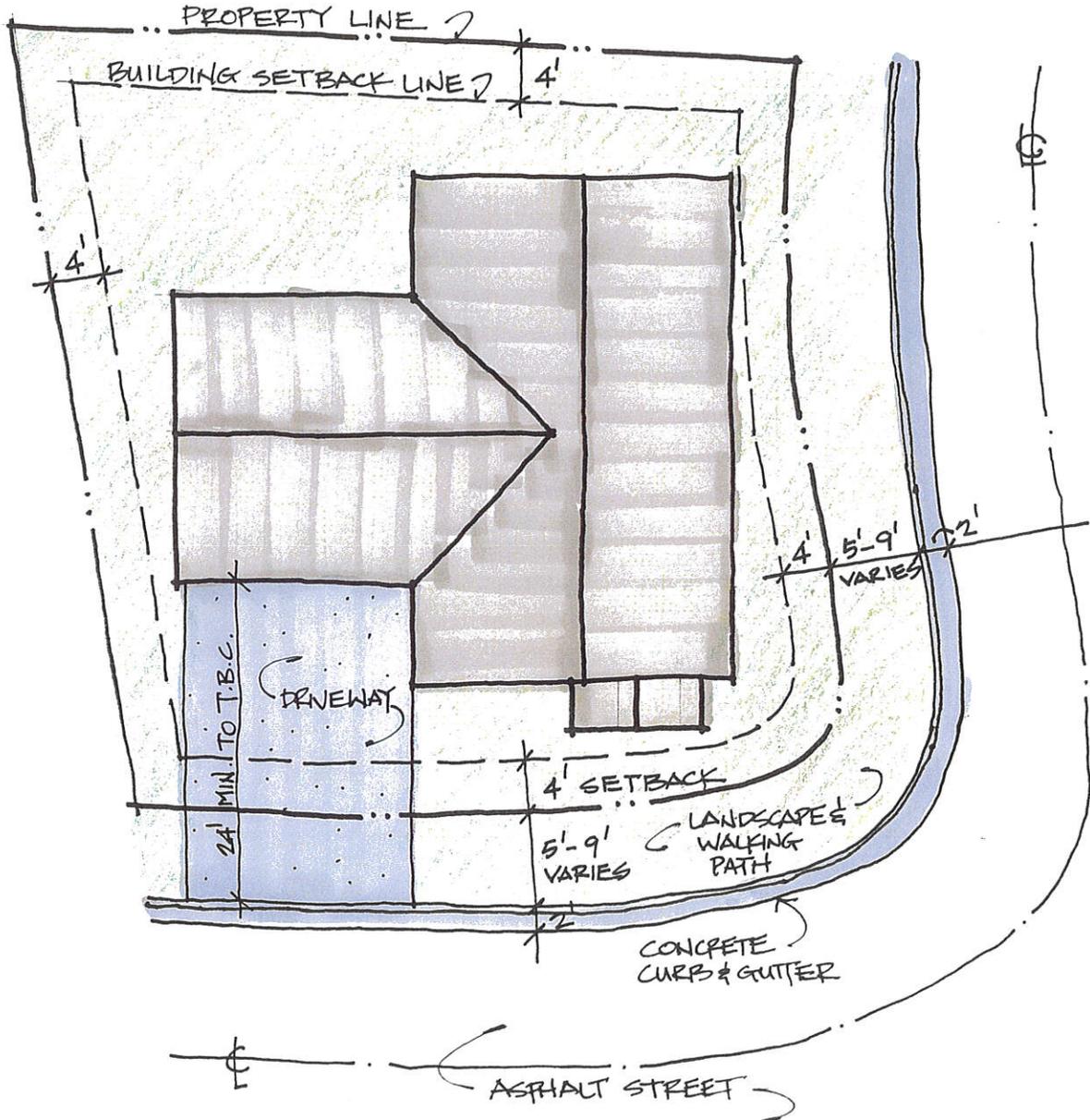
PLAN TYPE: HOUSE
 23' X 30'
 FRONT PORCH / GABLE END
 SIDE GARAGE

ATTRIBUTES:
 PLAN AREA: 1,184 SF
 DIMENSIONS: 23' x 30'
 VISUAL: TWO STORY
 CAR ACCESS: 2 CAR ATTACHED GARAGE

PROGRAM: 4 BEDROOM 3.5 BATH
MARKET SEGMENT: SINGLE FAMILY

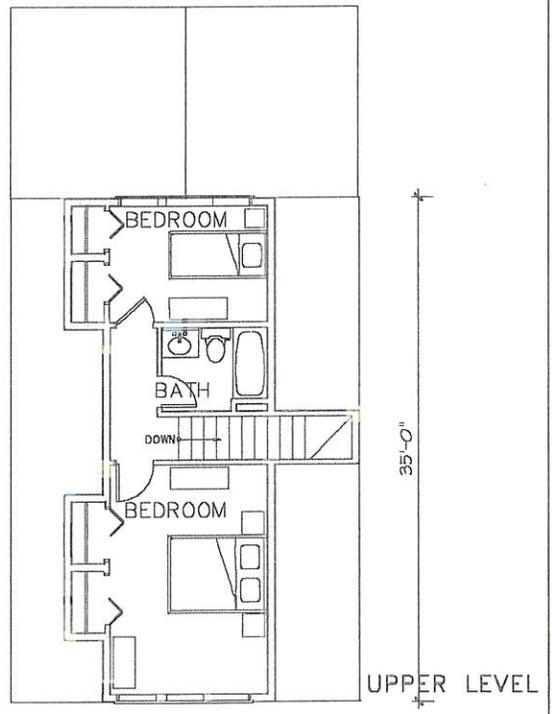
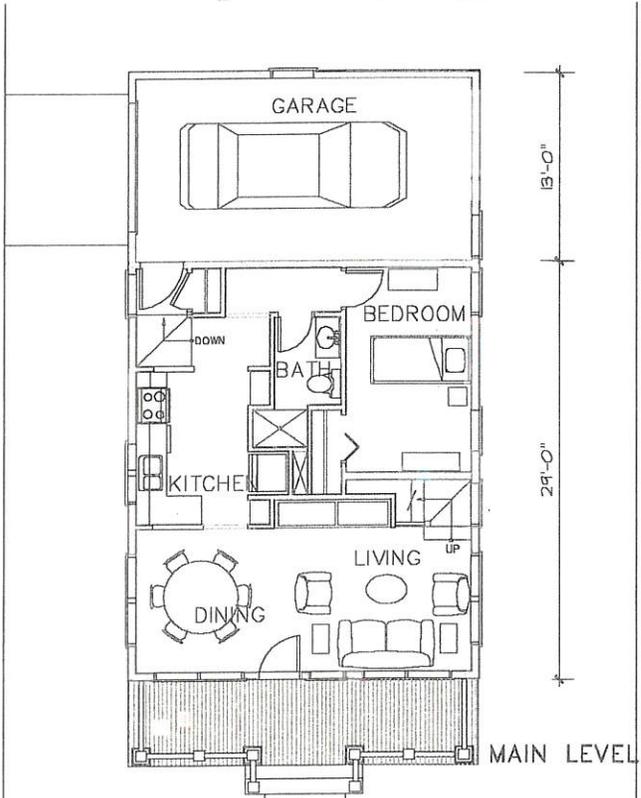
BUILDING PLACEMENT STANDARD 2005

BUILDING TYPE: SINGLE FAMILY RESIDENCE



SPECIFIC TYPE: SINGLE RESIDENCE HOUSE
GENERAL TYPE: EDGE YARD, EXCLUSIVELY RESIDENTIAL

STREET ELEVATION



PLAN TYPE: HOUSE
24' X 29' 3 BAY
FULL PORCH GABLE END

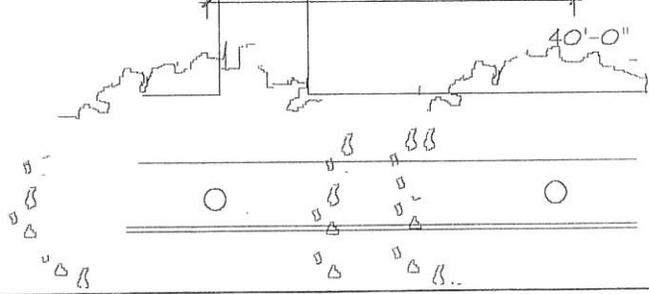
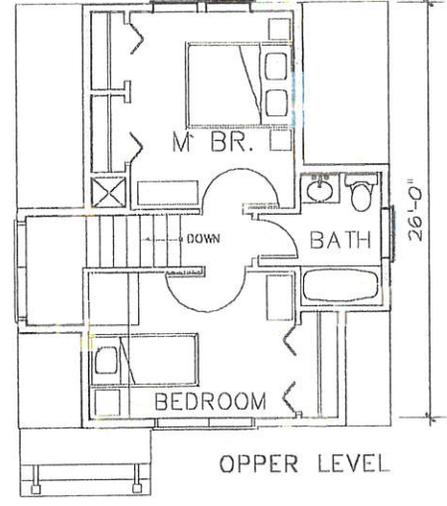
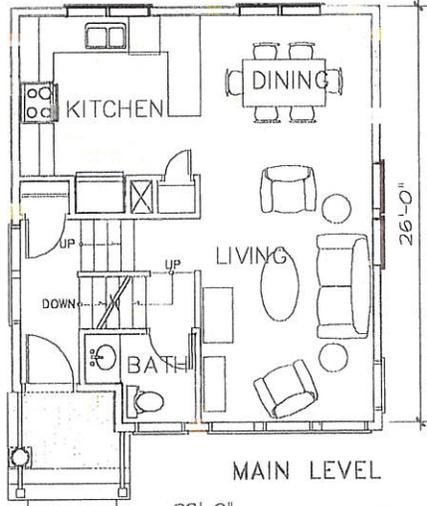
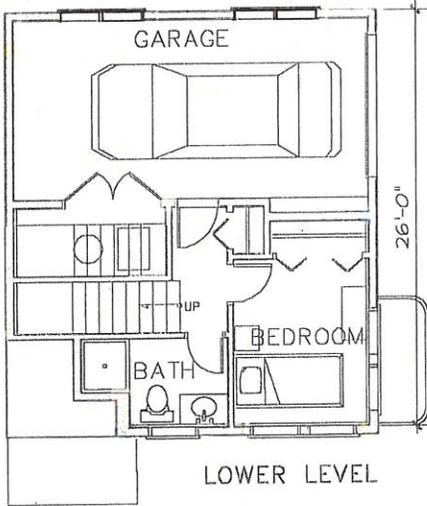
ATTRIBUTES:
PLAN AREA: 1,150 SQ. FT.
DIMENSIONS: 24'-0" W x 29'-0" D
VISUAL: FULL PORCH
CAR ACCESS: REAR / ATTACHED

PROGRAM: THREE BEDROOM / 1-1/2 BATH
ONE BEDROOM ON MAIN LEVEL
MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'A'

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE
GENERAL TYPE: EDGE YARD EXCLUSIVELY RESIDENTIAL

STREET ELEVATION



PLAN TYPE: HOUSE
23' X 26' 4 BAY
SIDE GARAGE / GABLE END TO STREET

ATTRIBUTES:
PLAN AREA: 990 SQ. FT. (MAIN FLOOR)
DIMENSIONS: 23'-0" W X 26'-0" D
VISUAL: OFFSET PORCH
CAR ACCESS: REAR OR SIDE

PROGRAM: THREE BEDROOM / 2-1/2 BATH
ONE BEDROOM ON LOWER LEVEL
MARKET SEGMENT: NEW FAMILY

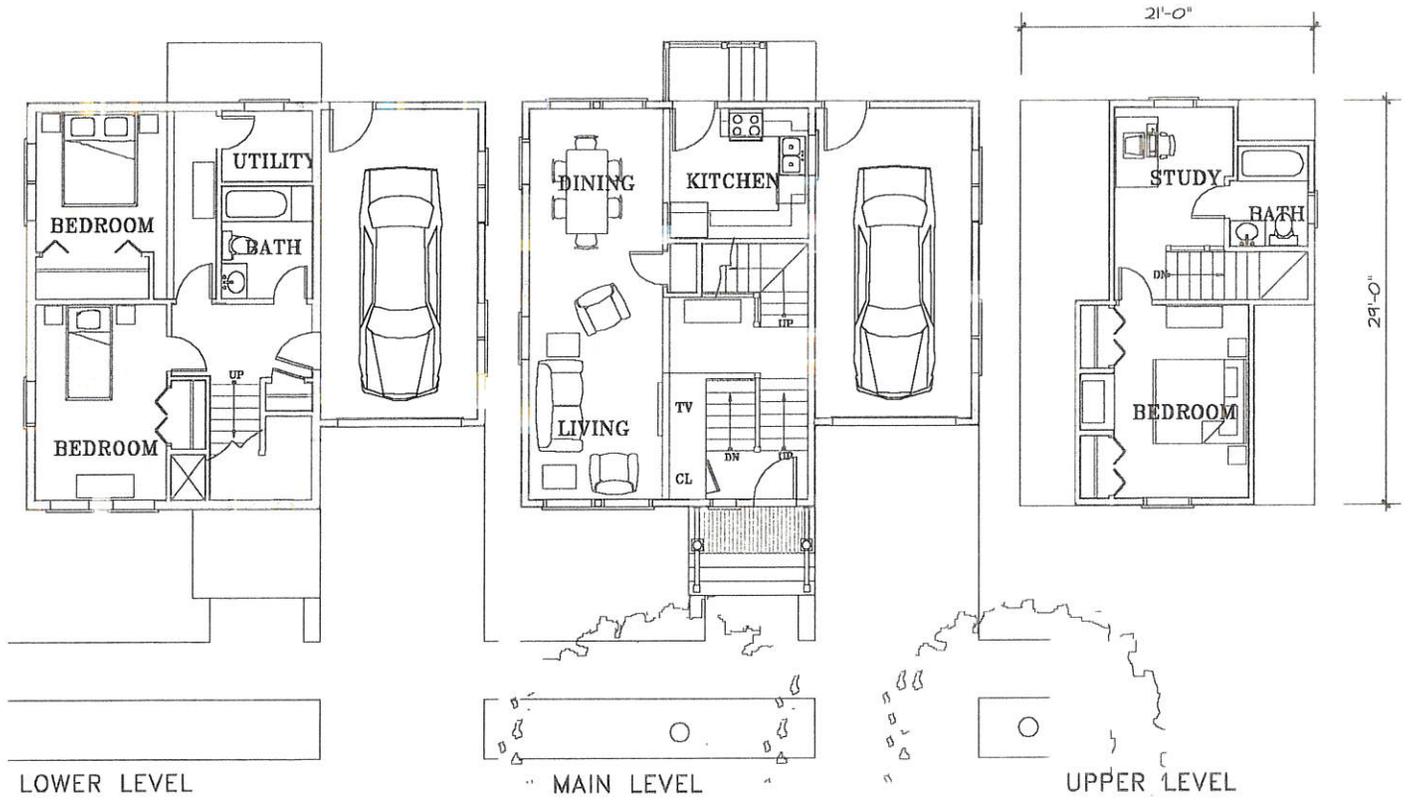
APPLE KNOLL: HOUSE TYPE 'B'

2001

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE
 GENERAL TYPE: SIDE YARD EXCLUSIVELY RESIDENTIAL



STREET ELEVATION



PLAN TYPE: HOUSE
 21' X 29' 3 BAY
 SIDE GARAGE / GABLE END

ATTRIBUTES:
 PLAN AREA: 609 SQ. FT. (MAIN FLOOR)
 DIMENSIONS: 21'-0" W X 29'-0" D
 VISUAL: OFFSET PORCH
 CAR ACCESS: ATTACHED GARAGE / REAR OR

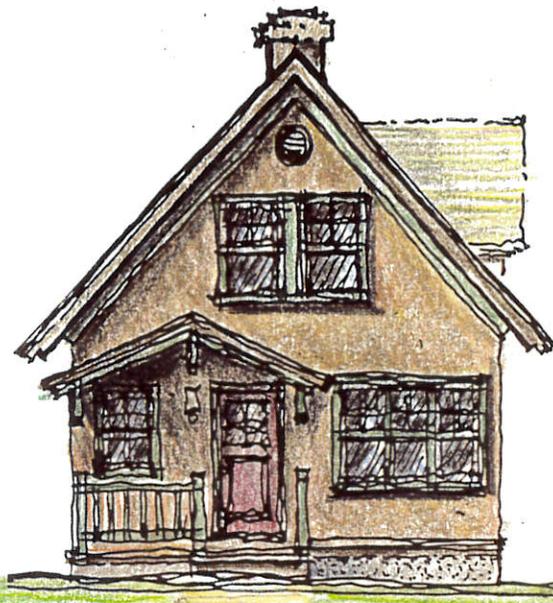
PROGRAM: THREE BEDROOM / 2 BATH
 TWO BEDROOMS ON LOWER LEVEL
 MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'C'

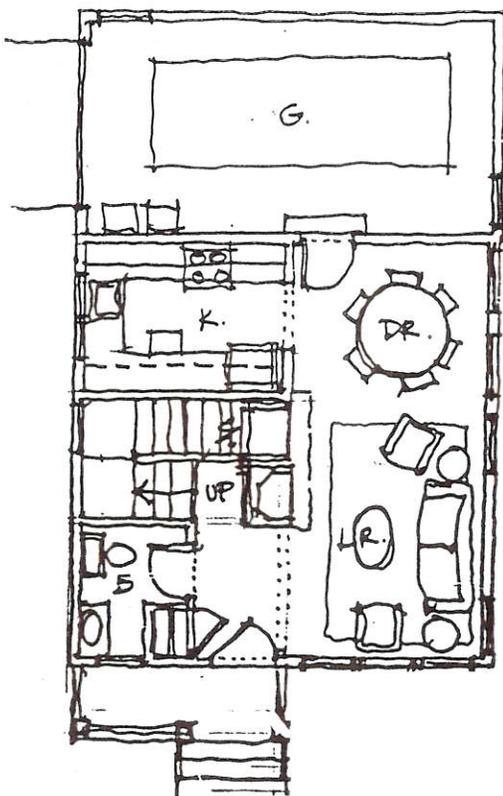
2001

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE

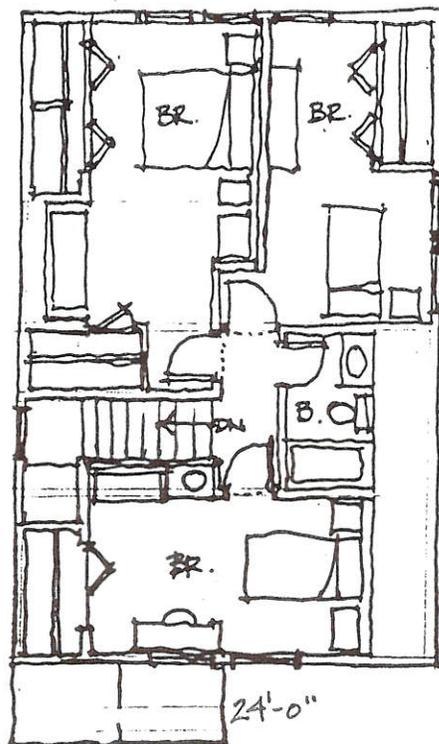
GENERAL TYPE: EDGE YARD EXCLUSIVELY RESIDENTIAL



STREET ELEVATION



MAIN LEVEL



36'-0"

UPPER LEVEL

24'-0"

PLAN TYPE: HOUSE
24' X 36'

SIDE GARAGE / GABLE END

ATTRIBUTES:

PLAN AREA: 630 SQ. FT. (MAIN FLOOR)

DIMENSIONS: 24'-0" W x 36'-0" D

VISUAL: OFFSET PORCH

CAR ACCESS: ATTACHED GARAGE

PROGRAM: THREE BEDROOMS / 2 BATHS

MARKET SEGMENT: NEW FAMILY

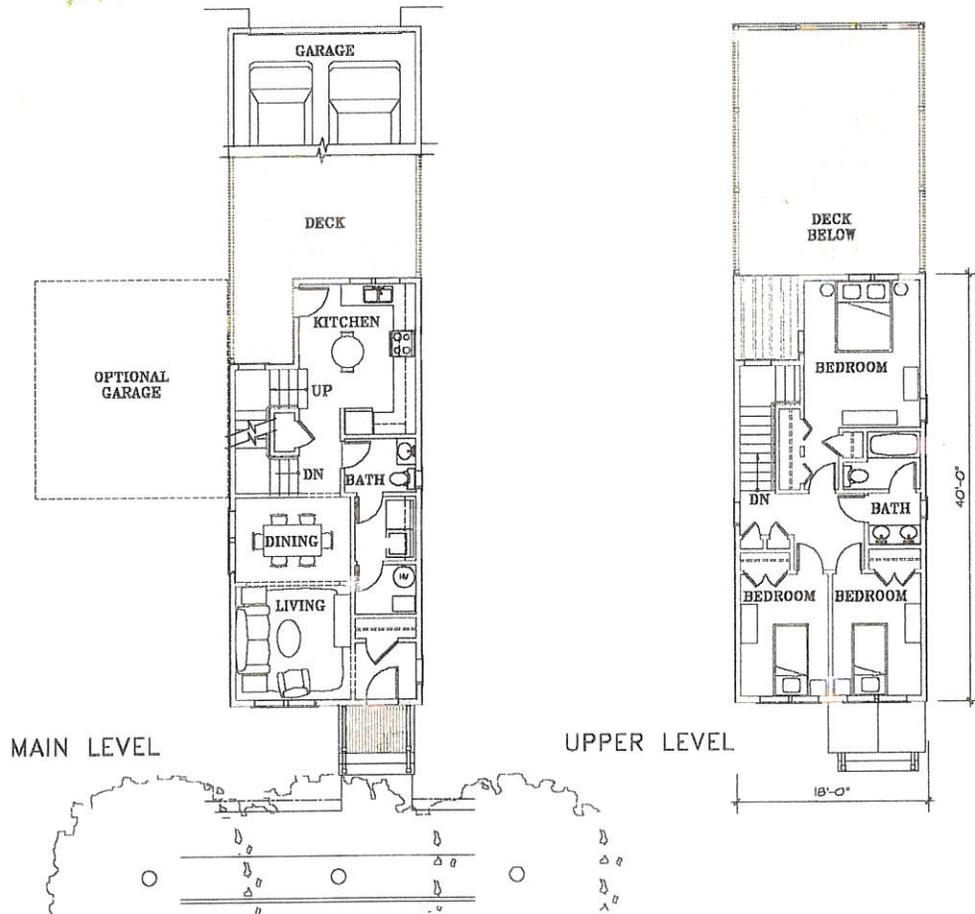
APPLE KNOLL: HOUSE TYPE 'D'

RESIDENTIAL BUILDING T 2001

SPECIFIC TYPE: SINGLE RESIDENCE
TOWNHOUSE

GENERAL TYPE: SIDE-YARD
EXCLUSIVELY RESIDENTIAL

STREET
ELEVATION



PLAN TYPE: TOWNHOUSE
18 X 40
REAR ACCESS / ATTACHED GARAGE

ATTRIBUTES:
PLAN AREA: 1,180 SQ. FT.
DIMENSIONS: 18'-0" W X 40'-0" D
VISUAL: COMMON ENTRY ROOF
CAR ACCESS: REAR / DETACHED GARAGE

PROGRAM: THREE BEDROOM / 1-1/2 BATH
THREE BEDROOMS ON SECOND LEVEL
MARKET SEGMENT: NEW FAMILY

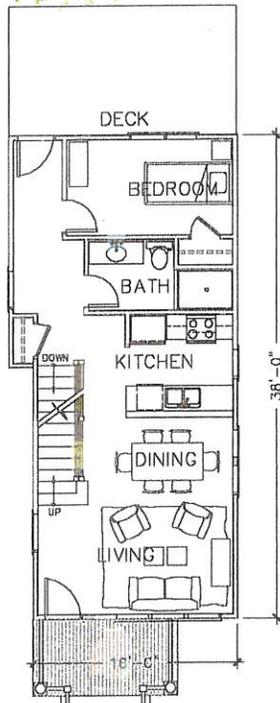
APPLE KNOLL: HOUSE TYPE 'F'

RESIDENTIAL BUILDING TYPE 2001

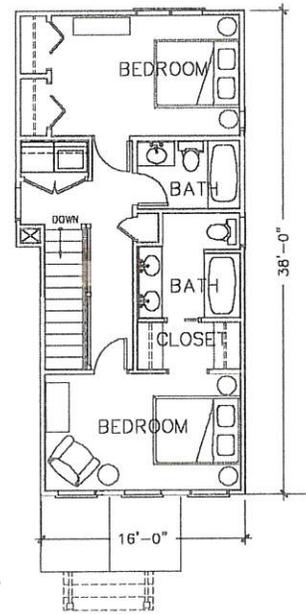
SPECIFIC TYPE: SINGLE RESIDENCE
TWIN HOME

GENERAL TYPE: SIDE YARD
EXCLUSIVELY RESIDENTIAL

STREET
ELEVATION



MAIN LEVEL



SECOND LEVEL

PLAN TYPE: TWIN HOME
16' X 38' 2 BAY

TOWNHOUSE FRONT

ATTRIBUTES:

PLAN AREA: 1288 SQ. FT.
DIMENSIONS: 16'-0" W X 38'-0" D
VISUAL: 2 BAY
CAR ACCESS: REAR GARAGE

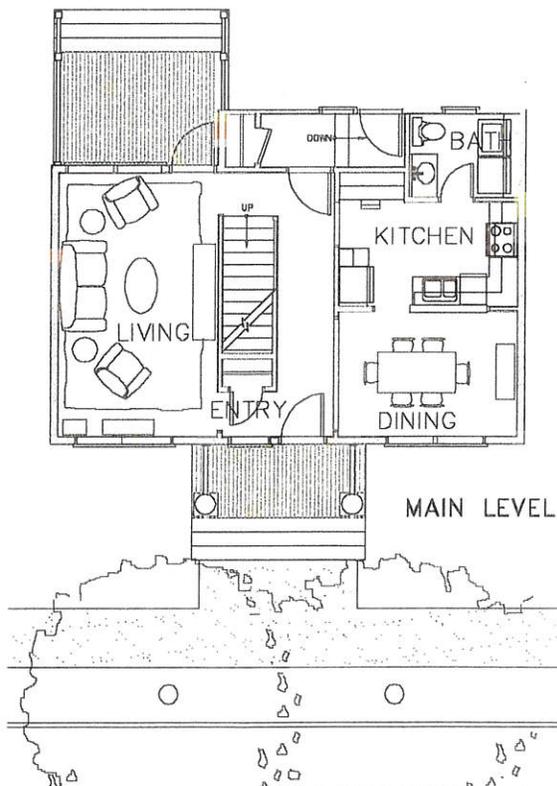
PROGRAM: THREE BEDROOM / 2-1/2 BATH
TWO BEDROOMS ON SECOND LEVEL
MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'G'

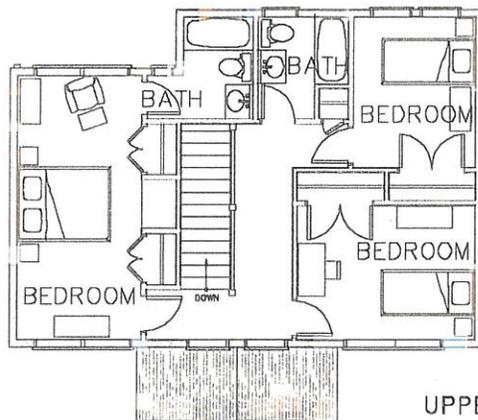
R E S I D E N T I A L B U I L D I N G T 2001

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE
GENERAL TYPE: EDGE YARD EXCLUSIVELY RESIDENTIAL

STREET ELEVATION



MAIN LEVEL



UPPER LEVEL

PLAN TYPE: HOUSE
30' X 22' 6 BAY
CENTER ENTRANCE

ATTRIBUTES:
PLAN AREA: 1,320 SQ. FT.
DIMENSIONS: 30'-0" W x 22'-0" D
VISUAL: CENTER PORCH
CAR ACCESS: REAR / ATTACHED

PROGRAM: THREE BEDROOM / 2-1/2 BATH
THREE BEDROOMS ON SECOND LEVEL
MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'H'

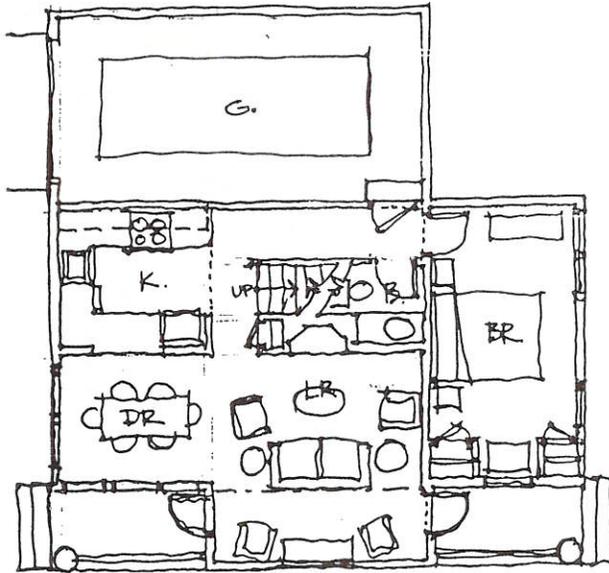
SPECIFIC TYPE: SINGLE RESIDENCE HOUSE

2001

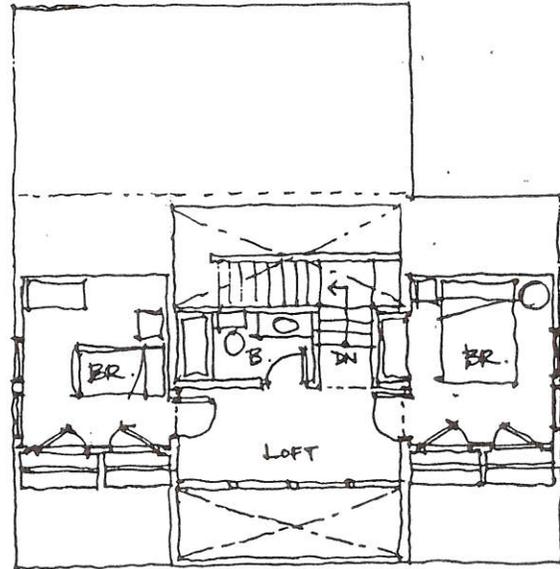
GENERAL TYPE: EDGE YARD EXCLUSIVELY RESIDENTIAL



STREET ELEVATION



MAIN LEVEL



UPPER LEVEL

PLAN TYPE: HOUSE

23' X 34'

TWO PORCH GABLE END

ATTRIBUTES:

PLAN AREA: 1,170 SQ. FT.

DIMENSIONS: 23'-0" W X 34'-0" D

VISUAL: TWO PORCH

CAR ACCESS: REAR / ATTACHED

PROGRAM: THREE BEDROOM / 1-1/2 BATH

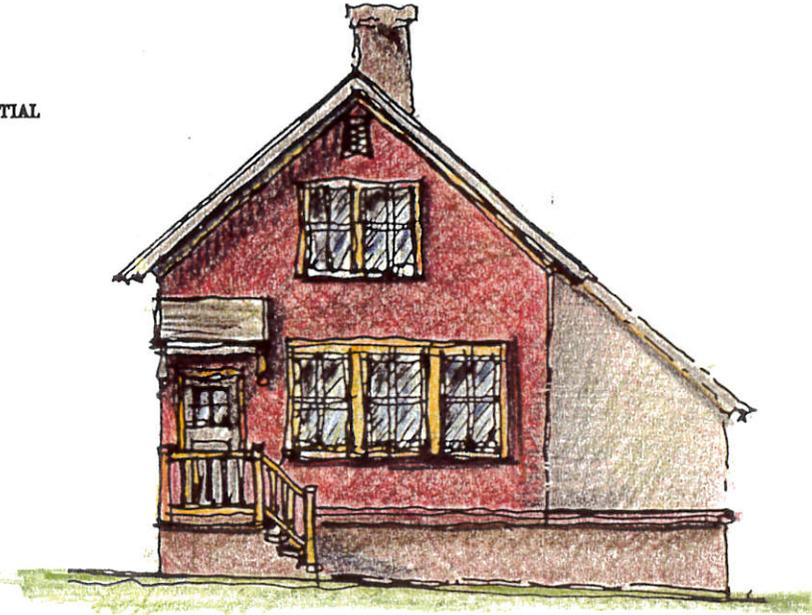
ONE BEDROOM ON MAIN LEVEL

MARKET SEGMENT: NEW FAMILY

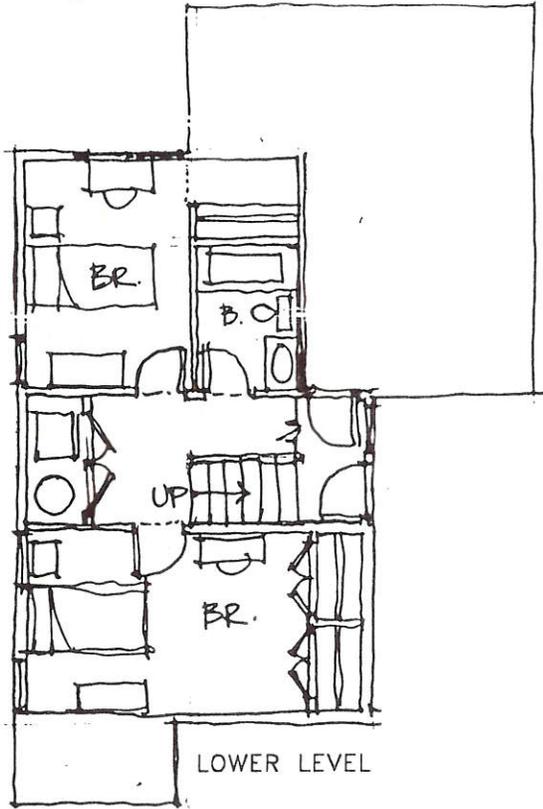
APPLE KNOLL: HOUSE TYPE 'I'

SPECIFIC TYPE: SINGLE RESIDENCE HOUSE

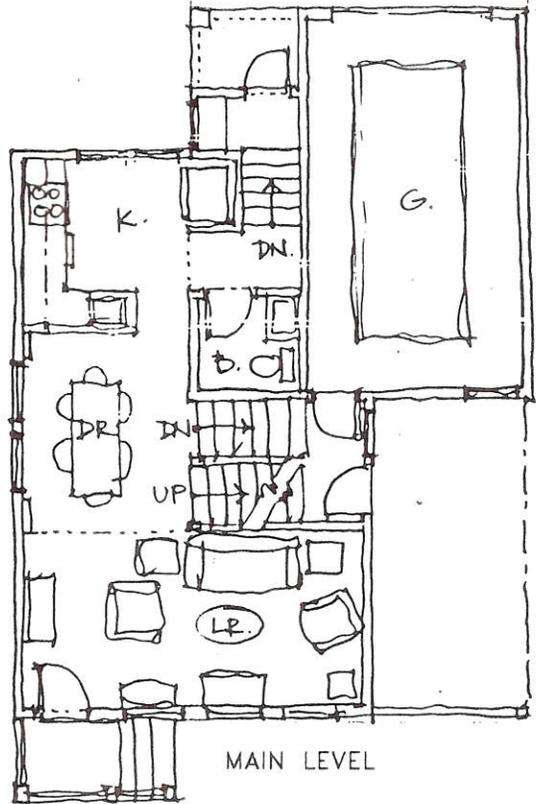
GENERAL TYPE: EDGE YARD EXCLUSIVELY RESIDENTIAL



STREET ELEVATION



LOWER LEVEL



MAIN LEVEL

PLAN TYPE: HOUSE
20' X 32' 3 BAY

OFFSET PORCH

ATTRIBUTES:

PLAN AREA: 1,390 SQ. FT.
DIMENSIONS: 20'-0" W x 32'-0" D
VISUAL: OFFSET PORCH
CAR ACCESS: REAR / ATTACHED

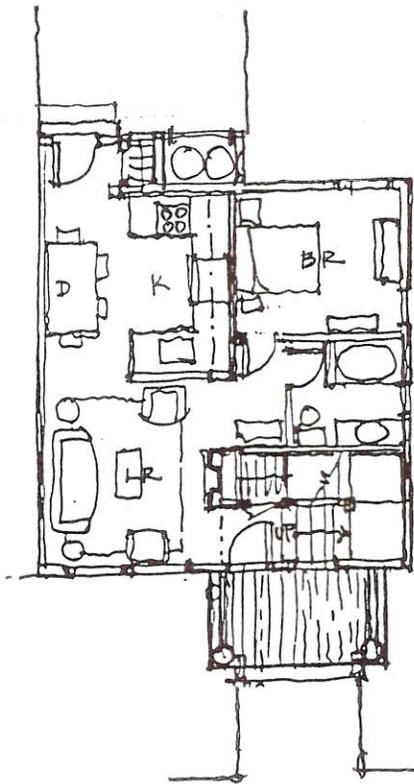
PROGRAM: THREE BEDROOM / 2-1/2 BATH
TWO BEDROOMS ON LOWER LEVEL
MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'J'

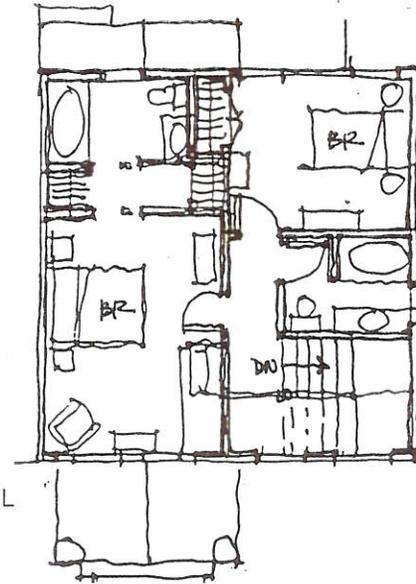
SPECIFIC TYPE: SINGLE RESIDENCE
TOWNHOUSE

GENERAL TYPE: SIDE YARD
EXCLUSIVELY RESIDENTIAL

STREET
ELEVATION



MAIN LEVEL



UPPER LEVEL

PLAN TYPE: TOWNHOUSE
24' X 24' 4 BAY

TOWNHOUSE FRONT

ATTRIBUTES:

PLAN AREA: 1,125 SQ. FT.
DIMENSIONS: 24'-0" W x 24'-0" D
VISUAL: 4 BAY
CAR ACCESS: REAR GARAGE / SIDE GARAGE

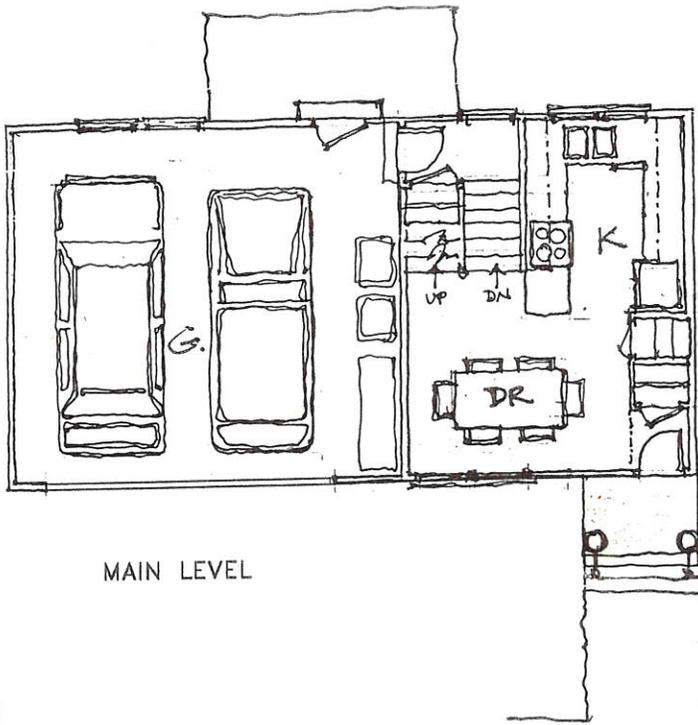
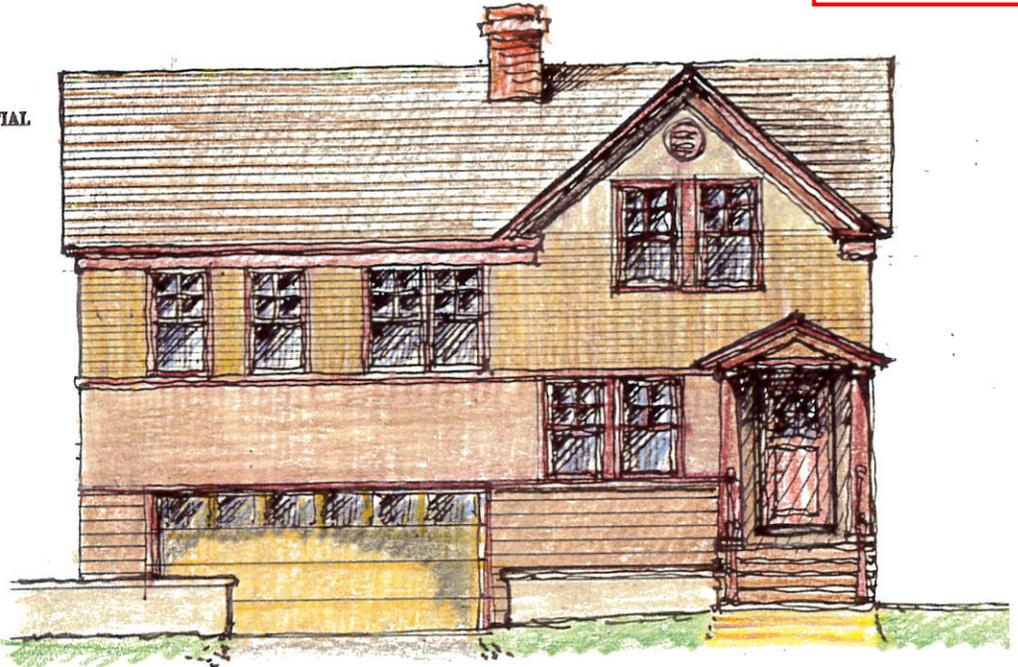
PROGRAM: THREE BEDROOM / 2 BATH
TWO BEDROOMS ON UPPER LEVEL
MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'K'

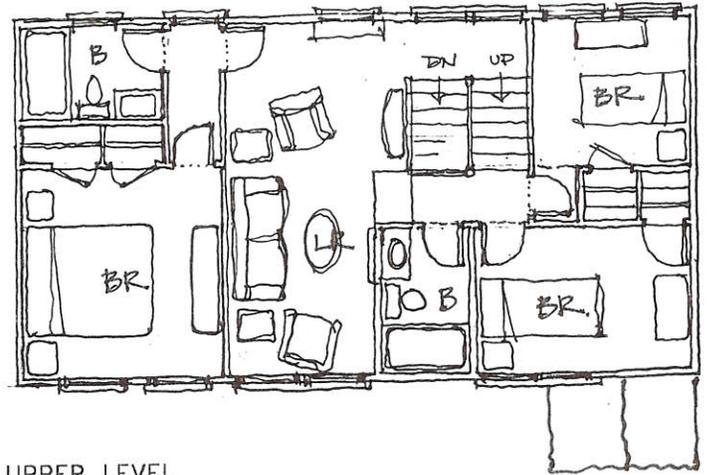
SPECIFIC TYPE: SINGLE RESIDENCE
TOWNHOUSE

GENERAL TYPE: REAR YARD
EXCLUSIVELY RESIDENTIAL

STREET
ELEVATION



MAIN LEVEL



UPPER LEVEL

PLAN TYPE: TOWNHOUSE
20' X 38' 6 BAY

TOWNHOUSE

ATTRIBUTES:

PLAN AREA: 1,230 SQ. FT.

DIMENSIONS: 20'-0" W x 38'-0" D

VISUAL: 6 BAY

CAR ACCESS: REAR GARAGE / SIDE GARAGE

PROGRAM: THREE BEDROOM / 2 BATH

MARKET SEGMENT: NEW FAMILY

APPLE KNOLL: HOUSE TYPE 'L'

It is our desire to amend the conditional use permit for Lots (3, 5, 7, 9, 11, 12, 15, 16, 17, 18, 23, 25, 26, 32, 33, 34, 35) by revoking the specified floor plans and designs for each lot and replacing them with the following design parameters.

Dwelling Size:

One Story Dwellings (Rambler): It is required that the minimum above ground floor finished space be 500 square feet.

Multi-Level Dwellings: It is required that the minimum above ground floor finished space be 800 square feet and a minimum of 500 square feet of interior ground floor improvements.

Dwelling Quality & Exterior Materials:

All construction shall be comprised of new materials, except for the use of used brick or reclaimed lumber. Any new construction shall conform with Weber County ordinances, building codes, these declarations. Acceptable exterior materials include fiber cement siding products, natural wood siding products, stucco, brick, and stone. Should a dwellings front exterior not be constructed of 100% fiber cement siding, the dwelling's front exterior shall have 30% stone or brick minimum. Vinyl or aluminum siding shall not be allowed except for soffit, fascia and/or rain gutters.

Dwelling Design:

Architectural designs shall be in conformity with the character of the Property and surrounding neighborhood. Primary structures shall be built within the prescribed 4' property setbacks noted in the approved neighborhood plat map. No octagon, dome, a-frame, or manufactured homes shall be permitted. The maximum dwelling height shall not exceed 45' from the natural grade. Two off-street parking stalls shall be provided for each dwelling either within a garage or on a designated driveway or concrete pad. Outbuildings shall be designed and constructed of identical materials to the primary structure. Any property with any sewer line running through it shall maintain a 10' overall sewer easement over all sewer lines, also defined as a 5' setback on each side of the line. No dwelling shall be built over any sewer lines. Landscaping and hardscaping are permitted to be built over any sewer lines. Property owner shall assume responsibility for all landscape and hardscape removed in the maintenance of the sewer line. Property owners shall not be required to provide sidewalks in front of each dwelling.

Dwelling Use:

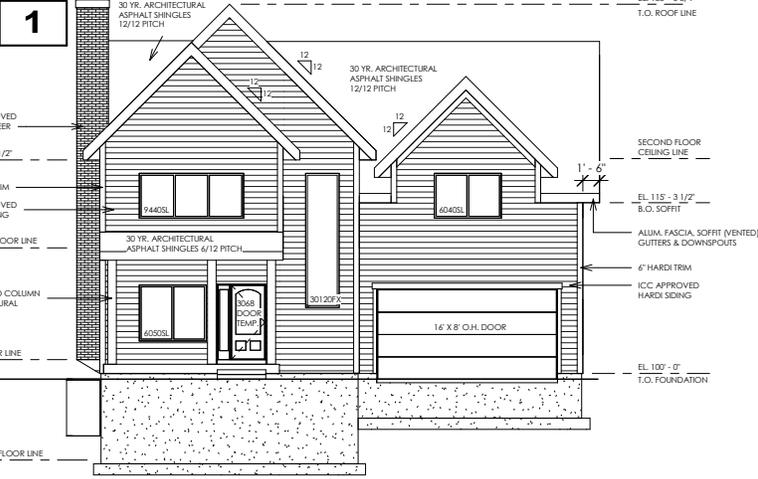
The properties listed shall be approved for nightly rental if the owner(s) so choose to use the dwelling(s) in this manner.

Fences, Walls, & Hedges:

All allowed fences or wall shall be of brick, stone, wrought iron or vinyl. No fence or walls shall be constructed of wood, chain link, wire mesh, slump block (painted or unpainted) or concrete block. Any fence, wall, or hedge shall not be erected in a front yard to a height in excess of three (3) feet. Any such structure in any side or rear yard shall not be erected in excess of six (6) feet. All fences, walls, and hedges shall conform with Weber County ordinances.

MOUNTAIN RUSTIC

Front Elevation
SCALE: 1/8" = 1'-0"



Back Elevation
SCALE: 1/8" = 1'-0"



MOUNTAIN MODERN



MOUNTAIN CRAFTSMAN

Exhibit B
Proposed Changes



FRONT ELEVATION

