



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for final subdivision approval of the Trapper’s Ridge at Wolf Creek PRUD Phase 7a, consisting of 5 lots.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, July 07, 2020

**Applicant:** Eden Village, LLC/Russ Watts

**File Number:** UVT041718

### Property Information

**Approximate Address:** 5800 East Big Horn Parkway

**Project Area:** 7.55 Acres

**Zoning:** RE-15

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 22-020-0027, 22-020-0029

**Township, Range, Section:** T7N, R1E, Section 26

### 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@webercountyutah.gov](mailto:sburton@webercountyutah.gov)  
 801-399-8766

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 104, Zones, Chapter 22 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay District
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 5 PRUD
- Title 108, Standards, Chapter 22 Natural Hazards Areas

## Summary and Background

On March 5, 2019 the Ogden Valley Planning Commission recommended final approval of Trappers at Wolf Creek PRUD Phases 7a, 7b, 7c and 7d. Since that time, the applicant has been installing subdivision improvements and preparing the financial guarantee for the remainder of improvements. On June 30, 2020 the applicant provided the financial guarantee and final subdivision plat to the county for approval and signatures.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106, the approved PRUD and the standards in the RE-15 zone in LUC Title 104 Chapter 3 to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The proposal for final plat approval is included with a request for approval of the financial guarantee in the amount of \$298, 572.18. The following is a brief synopsis of the review criteria and conformance with the LUC.

## Analysis

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

Zoning: The subject property is located in the Residential Estate Zone more particularly described as the RE-15 zone. The purpose and intent of the RE-15 zone is identified in the LUC §104-3-1 as:

*“The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.”*

Lot area, frontage/width and yard regulations: The purpose and intent of 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.”*

The site development standards for the RE-15 zone require a minimum lot area of 15,000 sq. ft. with a minimum lot width of 100' per LUC §104-3-7. The proposed building envelopes vary in size from 2,688 square feet 3,520 square feet and the lot widths vary from 42' to 55'. All phases will front and gain access along “Big Horn Parkway”, a public right of way (see Exhibit A). The final plat will utilize building envelopes instead of individual lots (see Exhibit B ). The entire building including all eaves, cornices, projects, etc. must be located within the building envelope and will be reviewed for compliance with this standard during the building permit process. Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size are acceptable.

Ogden Valley Sensitive Lands Overlay Districts: The proposed subdivision falls within the “Important Wildlife Habitat Area” that is part of the Ogden Valley Sensitive Lands Overlay District found in LUC§ 104-28-3. The development of this area will be required to follow the standards that are adopted by Weber County.

Natural Hazards Overlay Zone: A geotechnical study has been performed and a report has been prepared by IGES dated November 8, 2017 identified as Project #01855-011. A geologic site reconnaissance has taken place and a report has been prepared by IGES dated May 18, 2017, identified as Project #01855-010. All site development will need to adhere to the recommendations of these reports and a note has been added to the final plat. A “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a Capacity Assessment Letter from the Wolf Creek Water and Sewer District as part of the final subdivision submittal. A construct permit or waiver from the Utah State Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision moving forward to the County Commission for final approval.

Review Agencies: The Weber Fire District has approved the design. The Weber County Surveyor’s office and the County Engineer’s office have signed the subdivision plats and proposed improvement guarantee agreements.

Additional design standards and requirements: The applicant has been approved through the PRUD process to have nightly rentals for the owners in the Trapper’s Ridge at Wolf Creek PRUD Phase 7a through 7d. Currently the proposal does not include lock out sleeping rooms so additional parking requirements will not be necessary at this time. A note has been added to the final plat to declare this subdivision approved for nightly rentals.

## Staff Recommendation

Staff recommends approval of the final subdivision plats for the Trappers at Wolf Creek PRUD Phase 7a. This recommendation for approval is subject to all review agency requirements and is based on the following findings.

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County ordinances.

## Exhibits

- A. Trappers at Wolf Creek PRUD Phasing Plan
- B. Trappers at Wolf Creek PRUD Phase 7a

Location Map





