



Synopsis

Application Information

Agenda Item: File No.: UVG080922 - Request for final approval of The Grove Cabins PRUD Subdivision Phase 1, consisting of 11 lots, located at approximately 4553 N Seven Bridges Road, Eden, UT, 84310

Type of Decision: Administrative

Agenda Date: Tuesday, December 05, 2023

Applicant: Bridges Holding Company LLC, Owner

File Number: UVG080922

Property Information

Approximate Address: 4553 N Seven Bridges Road, Eden, UT, 84310

Project Area: 9.07 acres

Zoning: Residential Estates (RE-15) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-006-00004

Township, Range, Section: T7N, R1E, Section 15 SW

Adjacent Land Use

North: Vacant	South: Vacant
East: Vacant/Mountainside PRUD site	West: Vacant/Homestead site

Staff Information

Report Presenter: Tammy Aydelotte
 taydelotte@webercountyutah.gov

Report Reviewer: SB

Applicable Land Use Codes

- Weber County Land Use Code Title 106 (Subdivisions)
- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-15 Zone)

Background and Summary

7/19/2016 – Conditional Use Permit request for The Bridges PRUD was approved.

9/27/2022 – Preliminary approval granted by the Planning Commission.

1/24/2023 –Recommendation of final approval from Ogden Valley Planning Commission.

The applicant is requesting final approval of The Grove Cabins PRUD Phase 1 Subdivision in the RE-15 Zone. The proposed development consists of 11 lots with common area, four private drives, and public road dedication.

The Grove Cabins PRUD Phase 1 is part of the master planned community within the Wolf Creek Resort known as “The Bridges PRUD” which consists of a multi-phased development including six communities (364 units) with a variety of housing options and approximately 143 acres of open space. The proposed subdivision “The Grove Cabins PRUS Phase 1” is one of the several phases (97 units) in the Grove Cabins community.

The Uniform Land Use Code of Weber County (LUC) §106-1-5 identifies the approval process for final subdivision approval. The proposed subdivision exceeds the amount of lots that can be administratively approved as part of a phasing process; therefore the subdivision plat must go through a final approval by the County Commission, after receiving a recommendation from the Planning Commission. This recommendation is detailed in this staff report. The proposed subdivision and lot configuration is in conformance with the current zoning, the approved PRUD and the Zoning Development Agreement Conceptual Land Use Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

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

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."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the PRUD ordinance in LUC §108-5, and the applicable standards in the RE-15 zone (LUC §104-3) to ensure that the regulations and standards have been adhered to. The proposed subdivisions, with the recommended conditions listed in this staff report, are 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 proposed subdivision is one of several phases in the Grove Cabins community and has received conditional use approval for "The Bridges PRUD" development. The Grove Cabins Phase 1 PRUD utilizes the allowed flexibility with all 11 lots having an area of 1,838.5 square feet, and a width of 38.04 feet. There are no minimum yard setbacks for the Grove Cabins PRUD.

Ogden Valley Sensitive Lands Overlay Districts: The development area falls within an area identified as an "Important Wildlife Habitat Area" that is part of the Ogden Valley Sensitive Lands Overlay Districts (LUC§ 104-28). The proposed subdivision has been designed to ensure that development standards in this area shall follow the principles established regarding the location of buildings, structures, roads, trails and other similar facilities to protect important wildlife habitat and their functions including wildlife movement across areas dominated by human activities by limiting the areas of disturbance. A condition of approval has been added to staff's recommendation to ensure a note providing adequate notice of the Important Wildlife Habitat area and the development standards that are required will be added to the final subdivision Mylar.

Common Area: The general requirements for a PRUD identify the need to preserve common open space. The proposed subdivision layout identifies common area surrounding all lots. The proposed common area for this phase follows the overall PRUD open space plan

CC&R's shall comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone "X" as determined by FEMA to be an area determined to be outside 500-year floodplain.

Geotech and geologic hazard studies have been submitted, and are on file with Weber County Planning and Engineering. A slope analysis has been submitted showing that there are no slopes within this proposed development that reach 25%. As such, there is no need to show building envelopes, or buildable area on the final plat.

Upon recording the final subdivision Mylar a separate "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: Wolf Creek Water and Sewer has agreed to service this proposed subdivision.

Review Agencies: The Weber County Surveyor's Office, and the Weber Fire District and Weber County Engineering have reviewed the proposal and have provided the applicant with the additional items that will be required prior recording the final Mylar. A condition of approval has been made part of staff's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Additional design standards and requirements: The applicant has indicated with a note on the proposed final plat that nightly rentals shall allowed in this PRUD, per approval of CUP 2016-12, dated 7/19/2016.

Tax clearance: As of the date of this staff report, there are no delinquent taxes due on this parcel.

Planning Commission Recommendation

The Ogden Valley Planning Commission recommends final approval of The Grove Cabins PRUD Phase 1 Subdivision, consisting of 11 lots located at approximately 4553 N Seven Bridges Road, Eden, UT, 84310. The recommendation for final approval from the Planning Commission includes the conditions of approval below, all of which have been met prior to the date of this meeting. This recommendation is subject to all review agency requirements the following conditions:

1. In order to provide clear site standards, staff recommends adding the minimum yard setback standards on the final subdivision Mylar including the "Side; facing street on corner lot" setback.
2. A note providing adequate notice of the Important Wildlife Habitat area and the development standards that are required will be added to the final subdivision Mylar.
3. The dedication language on the final Mylar will need to include language to grant ownership of the common area to the applicable ownership.
4. A cost estimate for the improvements and a final copy of any CC&R's will be required prior to receiving final approval from the County Commission.
5. Prior to recording the final Mylar, all lots that are impacted by a geologic hazard will be identified on the final Mylar with a note to provide notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. 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.
7. A construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water must be submitted to Weber County prior to approval by the County Commission.
8. If the applicant desires, a note will be added to the final Mylar to provide notice of the approved nightly rental option.

This recommendation is based on the following findings:

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

Exhibits

- A. Subdivision Plat

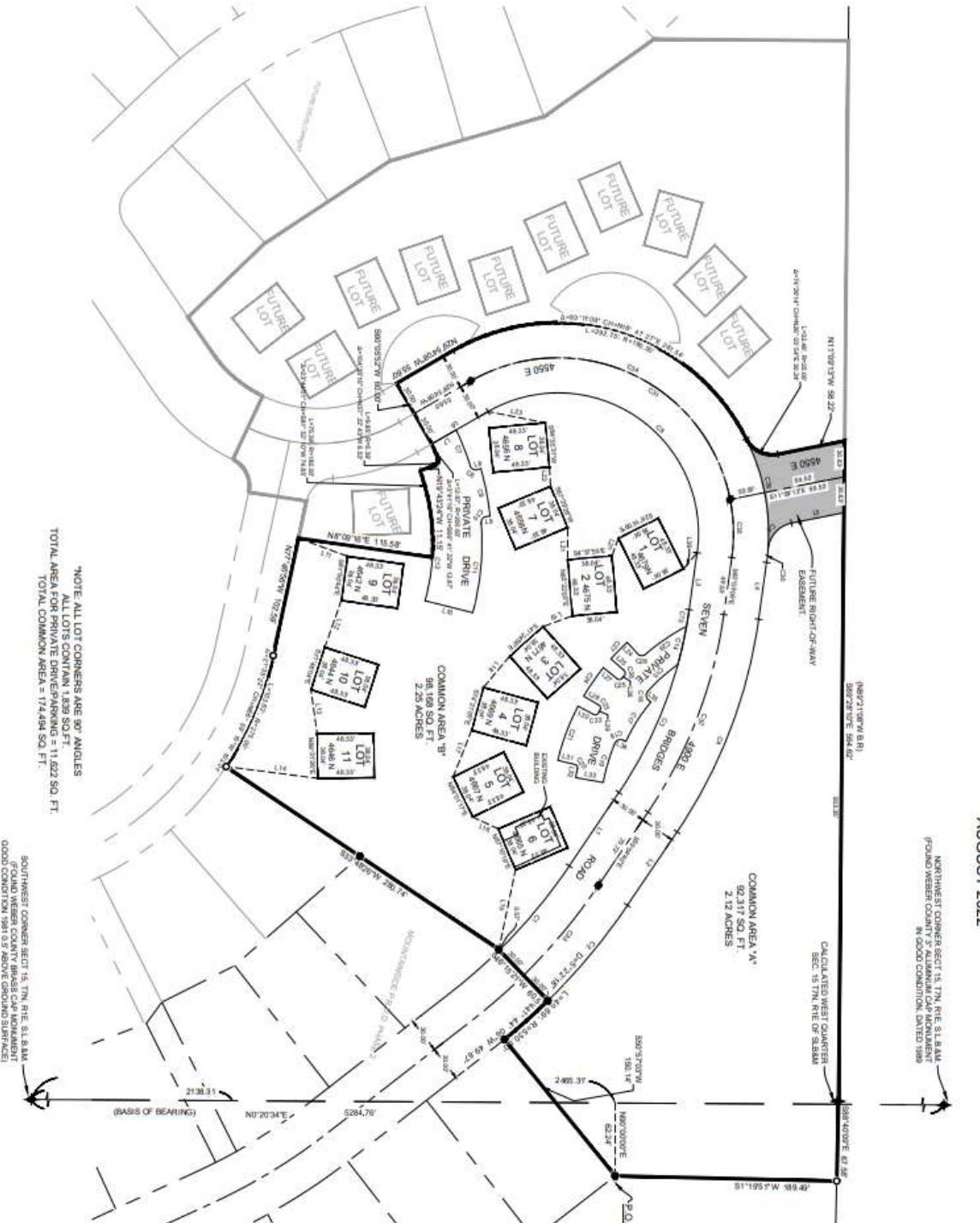
Area Map



Exhibit A- Subdivision Plat

THE GROVE CABINS P.R.U.D. PHASE 1

LOCATED IN THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
AUGUST 2022



NOTE: ALL LOT CORNERS ARE 90° ANGLES
TOTAL AREA FOR LOTS CONTAIN 1389 SQ. FT. = 11,622 SQ. FT.
TOTAL COMMON AREA = 174,484 SQ. FT.

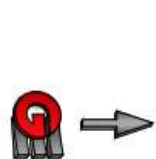
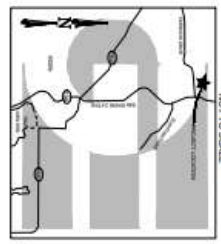
NORTHWEST CORNER SECT 15, T7N, R1E, S18.8M
FOUND WEBER COUNTY 2010 CONVEYANCE
N 120°00'00\"/>

CALCULATED WEST QUARTER -
SEC. 15, T7N, R1E, OF S18.8M

COMMON AREA "A"
82,317 SQ. FT.
2.12 ACRES

COMMON AREA "B"
98,168 SQ. FT.
2.25 ACRES

SOUTHWEST CORNER SECT 14, T7N, R1E, S18.8M
FOUND WEBER COUNTY 2010 CONVEYANCE
N 120°00'00\"/>



- LEGEND**
- ◆ WEBER COUNTY INSTRUMENT AS NOTED
 - METEOROLOGICAL DATA
 - WATER CONVEYANCE
 - FUTURE METEOR. AND CIP
 - WANTED CANNON ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - STREET CONTROL LINE
 - FUTURE RIGHT-OF-WAY EASEMENT

NOTES

1. THE APPROVED MINIMUM SHALLOO FAMILY VAND SERVICES ARE SHOWN PROPOSED LOT LINES WITHIN THE COMMON AREAS PER FEMA MAP NO. 4800/COOR WITH AN EFFECTIVE DATE OF JUNE 21, 2015. VISITORS ARE ADVISED.
2. MOUNTAINVIEW FIELD, PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDOUS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY CSM ENGINEERING FOR NUMBER 11. THE INVESTIGATION REPORT IS AVAILABLE FOR REVIEW AND INVESTIGATION PRIOR TO SUBMITTING AN APPLICATION FOR AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
3. ALL AREAS NOT WITHIN THE BOUNDARIES OF THE TWENTY-TWO (22) COMMON AREAS ARE SHOWN AS UNIMPROVED. HOWEVER, IMPROVEMENTS TO THE LOTS ARE SHOWN. THE BUILDINGS THE COMMON AREAS ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPLICABLE.

NOTES

1. THE APPROVED MINIMUM SINGLE FAMILY YARD SETBACKS ARE: 0' WITHIN BUILDABLE LOT AREAS AS SHOWN HEREON.
2. SUBJECT PROPERTY FALLS WITHIN FEMA "OTHER AREAS" PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. NIGHTLY RENTALS ARE ALLOWED.
4. MOUNTAINSIDE P.R.U.D. PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY GSH ENGINEERING JOB NUMBER 1661-08N-16 DATED JULY 25, 2016. LOTS IDENTIFIED WITH AN "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
5. ALL AREAS NOT WITHIN THE BOUNDARIES OF THE TWENTY TWO (22) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES, CERTAIN OF WHICH AREAS ARE MARKED AS "CA" HEREON PROVIDED, HOWEVER, APPURTENANT TO THE LOTS ARE PERPETUAL EASEMENTS FOR THE ENCROACHMENT OF EAVES OF THE BUILDINGS. THE DRIVEWAYS ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPURTENANT.